



La Pecora Bianca signs 15-year retail lease at Irvine Cos.' MetLife Building at 200 Park Ave.

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Manhattan, NY According to the Irvine Company, the hospitality group behind La Pecora Bianca restaurant brand has signed a 15-year lease to create a new Italian restaurant on the ground floor of the MetLife Building at 200 Park Ave. The new 11,300 s/f restaurant, to be named Giulietta, will feature 250 indoor seats, and an additional 200 seats across an outside dining and bar area. Hospitality advisory firm, Friend of Chef (FOC), represented La Pecora Bianca/Giulietta in the transaction. Giulietta is expected to open in spring 2026.

In May 2024, Irvine Co. assumed full ownership of the 3.1 million s/f MetLife Building at 200 Park Ave., purchasing the remaining minority interest in the building after its completion of a multi-year \$200 million reinvestment project.

“Giulietta is the latest example of our continuous commitment to excellence on behalf of our customers and visitors and, importantly, is a natural complement to the other new retail offerings we have recently introduced at 200 Park Avenue,” said Roger DeWames, president of Irvine Co.

A neighborhood unto itself, 200 Park Ave. is a destination featuring inspired upgrades and a breadth of services that enable its customers to spend an entire workday, from morning until night, on the property. Giulietta is the latest part of its transformation into a contemporary environment, offering a range of upscale dining and grab-and-go food options, including Capital Grille, Point Seven and Bento by Point Seven, Jack’s Stir Brew Coffee, and Black Seed Bagels. Additionally, 200 Park Ave. features amenities, such as meeting, fitness and wellness facilities, enhancing the experience for all who work in or visit the location.

“The opportunity to create a casual, all-day Italian dining experience at this scale in such a landmark location was something we could not pass up,” said La Pecora Bianca’s founder and CEO, Mark Barak. “Inspired by relaxed summers on the Mediterranean, Giulietta will have something for everyone and offer an escape from the hustle and bustle of the heart of New York City.”

200 Park Ave. is 98% leased — considerably higher than commercial office buildings throughout the city. With immediate access to Grand Central Terminal, Metro-North, the LIRR and the subway, 200 Park Ave. offers unprecedented connectivity to all parts of the tri-state area and “one seat” commutes. Additionally, the building’s renovated garage provides those who drive with direct access to the lobby.

Newly curated features and amenities include:

- Two-floor, 50,000 s/f lobby with art exhibits and VIP greeter service
- 12,000 s/f private outdoor Skyline Terrace with full-service dining from the adjacent indoor-outdoor cafe and bar Skyline Lounge
- Fully staffed Skyline Meetings + Events Center for up to 600 people
- Full-service Avenue Lounge
- 15,000 s/f private Avenue Fitness + Wellness center featuring a state-of-the-art gym, massage therapy and group training rooms

CBRE is the exclusive leasing agent, property and asset manager of 200 Park Ave.

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