



## **BXP inks 60,000 s/f long-term lease with GoldenTree at the GM Building**

March 11, 2025 - Owners Developers & Managers



Manhattan, NY BXP, the largest publicly traded developer, owner, and manager of premier workplaces in the United States, has arranged a 15-year, 60,000 s/f lease with GoldenTree Asset Management at the GM Building in New York City. The lease, which spans the 43rd and 44th floors, is an expansion of GoldenTree's New York City operations.

Founded in 2000, GoldenTree is an employee-owned, global asset management firm that specializes in opportunities across the credit universe in sectors such as high yield bonds, leveraged loans, private credit, distressed debt, structured credit, emerging markets, real estate, private equity and credit themed equities. GoldenTree is one of the largest independent asset managers focused on credit with global offices in New York, West Palm Beach, Charlotte, Newport Beach, Dallas, London, Dublin, Munich, Singapore, Sydney, Tokyo and Dubai. GoldenTree's expansion in the GM Building, slated for 2026, will allow the firm to create a high-performing workspace that supports the company's growth and success.

The GM Building has a recently renovated 35,000 s/f amenity center, designed by Fogarty Finger and known as Savoy Club. The designed amenity suite, which introduces spaces that encourage convenience, efficiency, and collaboration, includes a grab-and-go coffee bar; lounge seating; a world-class fitness center with a spin studio, yoga room, fully-equipped gym with cardio and weight training equipment, and physical therapy treatment rooms; locker rooms and showers; an elevated dining experience; and a conference and events center.

Jim Coleman and Steven Kaufman from Hanley Advisors represented GoldenTree.

"GoldenTree's expansion in the iconic GM Building marks a new chapter for our firm," said Steve Tananbaum, founder, managing partner, and chief investment officer of GoldenTree.

"We've always been committed to providing our team with an environment that supports high performance and a high degree of collaboration. The GM Building offers the ideal combination of location, layout and amenities to support the team and our continued commitment to differentiated returns and deliberate growth."

"GoldenTree's move to grow its footprint in New York City in the GM Building underscores the importance of cohesive workplaces," said Hilary Spann, executive vice president for BXP's New York Region. "The central location, dynamic neighborhood, and cutting-edge amenities creates an environment that fosters collaboration, innovation, and employee satisfaction."