



## **Cushman & Wakefield arranges four leases totaling 31,274 s/f at 600 Lexington Avenue**

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Manhattan, NY Cushman & Wakefield has arranged three new long-term leases and one lease renewal totaling 31,274 s/f at 600 Lexington Avenue, a 300,000 s/f office building in the Plaza District.

Garnet Credit Management, a financial services company, signed a new 8,875 s/f lease. Managed Fund Association, a financial services company, signed a new 8,577 s/f lease. MKP Capital Management, an investment advisor, signed an 8,577 s/f lease renewal. A financial services company signed a new 5,245 s/f lease.

Cushman & Wakefield's Harry Blair, Natalie Tobar-Romero and Harry Blair IV represented the landlord, 600 Lex Equities, in the transactions. Garnet Credit Management was represented by Newmark's Aaron Winston, Eric Zemachson, Neil Goldmacher and Chris Mongeluzo. Managed Fund Association was represented by Transwestern's Patrick Heeg and Chase Gordon. MKP Capital Management was represented by Savills' John Mambrino, Patton Mooney and Michael Bertini.

"We are proud of the exceptional leasing momentum at 600 Lexington Avenue," said Blair. "With its modern amenities, prime Midtown location and tenant-focused design, 600 Lexington Avenue continues to attract forward-thinking companies. This latest activity underscores the property's reputation as a premier office destination and reinforces its position as a sought-after address for businesses looking to enhance employee experience and accessibility."

600 Lexington Avenue is a 300,000 s/f, 36-story office building. The asset is equipped with new tenant-only amenities, including a 24-hour fitness facility furnished with Peloton bikes, cardio and strength training equipment, a yoga studio, free weights and luxury private locker rooms with towel service. The property also boasts a conferencing center with a 22-person board room adjacent to a pantry and lounge area, as well as a tenant lounge on the 2nd floor that features a golf simulator in a rich club house environment. The building features prebuilt suites and a terrace on the 10th floor that offers stunning views down Lexington Avenue and of the Chrysler Building.

The building's modern construction offers an array of coveted features for today's discerning tenants with flexible side-core floor plates that give tenants optionality when designing space. Equally desirable features include multiple building setbacks, allowing abundant light and air while also providing private terraces for tenants. The building's tower also boasts 360-degree skyline views of

Manhattan.

600 Lexington Avenue is located next to the 51st and Lexington Ave-53rd Street subway stations, offering adjacent access to the 6, E and M subway lines. The property is also a short walk away from Grand Central Terminal where Metro North can be accessed and soon, the LIRR via the East Side Access project.

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