

## Newmark shows off 515 Madison spaces

A fully restored lobby and newly renovated office space recently were featured at an open house luncheon at 515 Madison Avenue.

Eric Gural, executive managing director of Newmark Knight Frank, who represents the 42-story building, reported that several new tenants have recently leased space at 515 Madison, but that space is still available - including four tower floors.

The building, including two pre-built floors, is expected to garner LEED (Leadership in Energy and Environmental Design) certification from the U.S. Green Building Council.

Gural said, "We extended the building's lobby further out toward the street by about 40 feet and restored the decorative ceiling so that it looks just as it did when the building was completed in 1932. We even got the new marble from the same quarry from which the original was taken."

Gural said he hoped that the building would

receive a Silver LEED-EB (Existing Building) certification. The 13th and 14th floors of 515 Madison have been built out to specifications calculated to win a Silver LEED-CI (Commercial Interiors) designation.

Five tenants have recently leased space at 515 Madison: one existing tenant that is expanding into new space plus four newcomers. Kreab & Gavin Anderson Worldwide, a global marketing company, is expanding its presence in the building to 9,132 square feet. New tenants include Memorial Sloan-Kettering Cancer Center (22,300 square feet), the March of Dimes (8,600 square feet), Lepol Realty Corp., a development company (3,792 square feet), and Hamilton Investment Funds, an investment firm (1,900 square feet). This is the only building in the city with multiple floors where you can lease just 3,792 square feet and have an entire floor," Gural added, "and we have four tower floors available."

