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Private-equity firm grabs two floors at new Park Avenue office tower



425 Park Ave. is under construction between East 55th and 56th streets.

PHOTO BY ALAN SCHINDLER / PROVIDED BY L&L HOLDING CO.

By [Liz Young](#)

Private-equity firm Hellman & Friedman LLC has inked a deal to relocate its offices to 425 Park Ave., a new 47-story office tower under construction in Midtown.

Hellman & Friedman signed a 15-year lease for 27,800 square feet of office space across two floors.

The firm plans to move from Lever House at 390 Park Ave., about a block away, in the fourth quarter of this year.

The office tower, under development by L&L Holding Co. and designed by Foster + Partners, is nearing completion. It will include about 670,000 rentable square feet of office space and about 18,000 square feet of retail space, with a tenant parking garage on-site.

It's the first full-block tower to be built along Park Avenue in about 50 years, according to L&L. The tower sits between East 55th and 56th streets. The anchor tenant at the property will be asset management firm Citadel, which [has leased](#) 331,800 square feet across 16 floors.

Jonathan Serko, Barry Zeller, Andrew Ross, Richard Serko, Ed Donnery and Mike Middleton of Cushman & Wakefield represented Hellman & Friedman LLC in the deal. Andrew Wiener and David Berkey represented L&L in-house.

Noah Shapiro of Holland & Knight provided counsel to the building's ownership. Jennifer Yashar and Melanie Taylor of Fried, Frank, Harris, Shriver & Jacobson LLP represented Hellman & Friedman.

L&L Holding Co., based in New York, is a real estate company that has acquired and developed more than 10 million square feet of commercial and residential space in New York and Florida. Its New York portfolio includes the [Terminal Warehouse in Chelsea](#), [TSX Broadway in Times Square](#), and [222 Broadway in lower Manhattan](#).

Hellman & Friedman is headquartered in San Francisco with offices in New York and London.

Office leasing has been slow in Manhattan over the past year amid the Covid-19 pandemic as many employers take a closer look at their real estate needs while workers log in from home.

About 900,000 square feet was leased across Manhattan last month, [according to a report from Colliers](#). That was down 57% from the same month last year, when 2.1 million square feet was leased.

For now, most office workers in Manhattan are still working remotely. Office buildings in the New York metro area had an occupancy rate of about 15.6% as of March 10, according to an analysis of building access data from Kastle Systems, which provides security for 2,700 buildings across the country.

Some of Manhattan's largest employers have said they expect about half of their workers to return to the office by September, though most said they expect to use a hybrid model where employees work some days in the office and some from home, [according to a recent survey by the Partnership for New York City](#), an influential business group.