

THE COMMERCIAL OBSERVER

December 18, 2012

LEASE BEAT



Univision

21,234 Square Feet

Univision renewed a long-term lease and expanded by 5,500 square feet at **485 Madison Avenue**, giving the broadcaster a 21,234-square-foot presence there and pushing the building to 100 percent occupancy.

America's largest Spanish-language radio company now leases the entire third floor and part of the second floor of the **Jack Resnick & Sons**-owned building on Madison Avenue at 52nd Street. **Dennis P. Brady** and **Fran Delgorio** represented Jack Resnick & Sons in-house. **Michael Gottlieb** and **Martin Cottingham** of **Avison Young** represented the tenant. Mr. Brady and Ms. Delgorio have led a leasing campaign at the 25-story, 300,000-square foot building, which previously served as CBS headquarters and was the transmission point of Orson Wells's famous "War of the Worlds" broadcast.

Independent public relations firm **Robert Marston and Associates Inc.**, financial services consultant **S.D. Daniels & Co.** and law firm **Klein Zelman Rothermel LLP** are among the other tenants who have signed there in recent months, for asking rents of \$55 per square foot.

Mr. Brady attributed 485 Madison's success to recent upgrades that brought energy-efficient windows and central air conditioning as well as modernized elevators. "The lease-up is a testament to our ambitious building-wide capital improvement program, which has helped attract new tenants and retain old ones as well," he said in a prepared statement. Univision has had radio stations and marketing divisions in the building since 1995. Avison Young and Jack Resnick & Sons did not respond to immediate requests for comment. —BG