

# REAL ESTATE WEEKLY

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## TED takes more space at Resnick's 315 Hudson

TED, a nonprofit conference producer, has leased 5,881 s/f of expansion space on the ground floor of 315 Hudson Street to house its sales and educational staff.

The firm — longtime tenant of Resnick's 250 Hudson Street, where it recently leased an additional 4,400 s/f of office space, bringing its overall total at Resnick Hudson Square properties to approximately 20,000 s/f — will utilize the space at 315 Hudson Street as its primary location for TED Ed, the company's signature online instructional video series, as well as its sales division.

Brett Greenberg represented Jack Resnick & Sons in the leasing transaction, while Kim Skarvelis of Cast Iron Realty represented the tenant. Asking rents at the building are in the \$55 to \$70 per square foot range.

The TED expansion deal comes on the heels of a lobby renovation at 315 Hudson Street, which the Resnick team has transformed into a hub for the creative and fashion industries.

Earlier this year, luxury fashion retailer Moda Operandi signed a new 25,000 s/f lease establishing their company headquarters at the neoclassical building.

According to Greenberg, the TED deal and Moda Operandi lease brings the firm's Hudson Square portfolio — a total of nearly a million square feet at 250 and 315 Hudson Streets — to 100% occupancy, although a 52,000 s/f full floor will be available at 315 Hudson starting in September 2013.

Already Energy Star certified, 315 Hudson Street is currently pursuing LEED certification.