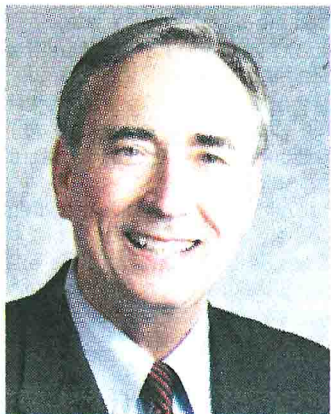


REAL ESTATE WEEKLY

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Univision expansion brings 485 Madison Avenue to full occupancy

In an ironic twist, the building that once served as the corporate headquarters of CBS during the “golden age of radio” and where Orson Wells broadcast his famous “War of the Worlds” program, has reached 100% occupancy thanks to a 21,234 square foot renewal and expansion with...a radio company. Univision Radio of New York, Inc., the largest Hispanic radio company in the nation, has leased the entire 3rd floor and part of the 2nd floor at Jack Resnick & Sons’ 485 Madison Avenue, bringing



DENNIS BRADY

the distinctive 25-story office tower to fully leased.

Under the new long-term leasing transaction, the broadcasting giant is growing its footprint by 5,500 s/f at the beautifully 300,000 s/f building, which occupies the southeast corner of 52nd Street.

A tenant for nearly 20 years, Univision has maintained radio studios and marketing divisions at 485 Madison Avenue since 1995.

Dennis P. Brady and Fran Delgorio represented Jack Resnick & Sons in-house on the transaction, while Michael Gottlieb and Martin Cottingham of Avison Young represented the tenant. Asking rent at 485 Madison is \$55 a square foot.

The Univision deal also marks the culmination of a successful leasing campaign orchestrated by Brady and Delgorio that has seen over 70,000 square feet of leasing transactions signed in recent months.



FRAN DELGORIO

The leases involved such prestigious tenants such as independent public relations firm Robert Marston and Associates, Inc., represented by Moshe Sukenik and Barry Goodman of Newmark Grubb Knight Frank; financial services consultant S.D. Daniels & Co., represented directly by Mr. Brady and Ms. Delgorio; law firm Klein Zelman Rothermel LLP, represented by John T. Pavone of DTZ/a UGL Company; real estate investment and development company Pembroke Capital Management, represented

by Corey Borg of Newmark Grubb Knight Frank; and privately-owned investment manager Kingsland Capital Management LLC, represented by Donald A. DiRenzo, Sr., Donald A. DiRenzo Jr. and Adam Rappaport of Cushman & Wakefield.

“The lease-up of 485 Madison Avenue is a testament to our ambitious building-wide capital improvement program, which has helped attract new tenants and retain longtime ones as well,” stated Mr. Brady, who noted that the building’s sweeping

capital improvement program was highlighted by the installation of new energy efficient windows, the upgrading and modernization of its elevators and the installation of new energy efficient chillers for its central air conditioning system.