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What's the Deal

A roundup of real-estate news in the Greater New York region

Midtown South

Hedge Fund Moving to Park Avenue South

A U.K.-based hedge fund has signed a lease to take the top floors of a Midtown South tower undergoing renovations.

Winton Capital, a global investment-management firm, signed a 10-year lease for 34,844 square feet at 315 Park Ave. South, according to the building's owner, [Columbia Property Trust](#) Inc. Winton will be relocating its Manhattan offices from the upscale Seagram Building at 375 Park Ave. Nelson Mills, Columbia's chief executive, described the move as a "badge of honor."

Renovations are going on throughout the 328,198-square-foot building. Winton's new Manhattan offices will have a private entrance and lobby and private elevators, along with expansive views of the city, said Andrew Wiener, director of leasing for L&L Holding Co., which is managing and leasing the property. The asking rent for Winton's new offices was \$105 a square foot.

"With tenants of that stature coming down here, clearly there are no boundaries anymore in New York City," Mr. Wiener said. "Tenants are focused on what works for their business."

Columbia has signed leases with fitness company Equinox and media company Fullscreen, as well as a deal with [Oracle](#) Corp. to expand its offices at the building.

—*Keiko Morris*