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<http://www.globest.com/sites/johnjordan/2016/07/11/winton-capital-takes-top-floors-at-315-park-avenue-south/?channel=markets§ion=new-york>

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FinTech Firm Inks 10-Year Midtown Lease

NEW YORK CITY—The occupier is taking space at a 328,198-square-foot, Class-A office building, which is 97% leased following this latest transaction.



The 328,198-square-foot 315 Park Ave. South is now 97% leased. Photo credit: Alan Schindler

BY [JOHN JORDAN](#)

NEW YORK CITY— Global investment management and data technology company Winton Capital Management has signed a nearly 35,000-square-foot lease deal for the top two floors of Columbia Property Trust's 315 Park Ave. South building here.

The 10-year, 34,844-square-foot transaction is for space on the 19th and 20th floors of the building. The lease brings the 328,198-square-foot, Class-A office building to 97% leased.

Winton is headquartered in London and has nine offices worldwide. Its New York City offices will have a private entrance on Park Avenue South that includes an exclusive lobby and two dedicated, private elevators, officials with Atlanta-based Columbia Property Trust note.

“The top two floors at 315 Park Ave. South offer some of the most impressive office space in all of Midtown South, and we were able to achieve a rate and quality of tenant in Winton that is commensurate with this opportunity,” says Nelson Mills, president and CEO of Columbia Property Trust. “This lease confirms our expectations of what 315 Park Ave. South could achieve with the attractiveness of the building and its desirable location, along with the right capital improvements and management approach.”

Columbia and L&L Holding Co., which manages and leases the property, have engaged in a building-wide renovation that is expected to be completed in early 2017. The improvements are to include new building entries, a refinished lobby, improvements to the storefront glass, as well as a separate club entrance on 24th Street for the new Equinox luxury fitness club, which signed on at the property in January.

Andrew Wiener, director of leasing at L&L Holding Co., says 125,000 square feet of lease deals have been signed at the property in the past 12 months. He adds that floors 10 through 18 totaling 160,000 square feet of space is about to come to market.

In April of this year, Columbia reported [NYU Langone Medical Center signed a lease](#) for the full building at 222 E. 41st St. Columbia has signed approximately 517,000 square feet of lease deals in the past year, bringing its 1.2-million-square-foot Manhattan portfolio to 98% leased overall.

Columbia acquired 315 Park Ave. as part of a two-building portfolio deal from Spear Street Capital in January 2015. The other property in the \$436-million transaction was 1881 Campus Commons in Reston, VA.