



## Shack to shake 3rd

Don't be surprised to see lines start forming now.

Shake Shack is coming to 600 Third Ave., the 550,000 square-foot office tower between 39th and 40th streets owned by L&L Holding Co. in partnership with Blackrock.

As we first reported Monday at nypost.com, **Danny Meyer's** Union Square Hospitality Group just signed a 15-year lease for 4,774 square feet on the ground and lower-level space formerly occupied by Qdoba Mexican Grill.

Planned to open this fall, the new Shake Shack will be the 10th in the city and the 22nd in the US.

The burgeoning chain famously launched in Madison Square Park in 2004, when its inexpensive burgers (above), fries and hot dogs made from better-quality ingredients than the norm immediately drew



YUM!

block-long lines. There are now 35 worldwide locations.

Lease terms at 600 Third Ave. weren't available. Ground-floor retail asking rents in the Third Avenue corridor range from \$250-400 per square foot, according to sources.

The tower is undergoing a multimillion-dollar upgrade of its plaza area that will include new infrastructure, landscaping and movable outdoor seating.

CBRE's **Andrew Goldberg** and **Matthew Chmielecki** repped Shake Shack and **Andrew Wiener** and **David Berkey** acted for L&L in-house.

Wiener noted the new burger joint would help ease "pent-up demand for new eateries along the Third Avenue retail corridor," which is increasingly full of bank branches.

Steve Cuzzo