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<http://www.newyorklawjournal.com/id=1202733329721/Marketplace-MOBased-Polsinelli-Doubles-NYC-Space?slreturn=20150629093852>

Marketplace: MO-Based Polsinelli Doubles NYC Space



600 Third Ave.

NYLJ/Rick Kopstein

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The law firm of Polsinelli, which has substantially expanded its New York City presence on several occasions since opening an office in 2003, is more than doubling its space this time around.

The Kansas City, Missouri-based national law firm has signed a 10-year lease with L&L Holding Company LLC for 40,592 square feet at 600 Third Ave. Polsinelli will be moving a short distance from 900 Third Ave., where it has been leasing about 18,200 square feet since 2013 ([NYLJ, May 1, 2013](#)).

Polsinelli expects to occupy its new offices by mid-January 2016, leasing the top three floors of the 42-story tower of more than 500,000 square feet. The property, which L&L Holding owns in partnership with BlackRock, fills an entire block front between 39th and 40th streets.

"We love the space, the location, the landlord, but we are landlocked," said Dan Flanigan, Polsinelli's managing partner of the New York office and chair of the firm's real estate and financial services group. The firm wanted "room to grow in contiguous integrated collaboration-supportive space" and it was not feasible at the existing location, he added.

Noah Shapiro, a partner at Haynes and Boone, and counsel Francesca Venezia represented the ownership.

Posinelli's in-house counsel included John Healy, senior partner, and Aaron Kroll, of counsel, in Overland Park, Kansas, as well as COO Jeff Schwarz in Kansas City.

Polsinelli plans to sublease its existing space at 900 Third Ave. for the remaining term of the lease, which at this point is about eight years. The firm is "very confident" it will find a subtenant because the office is a "great space in a great location in a great market" with good lease terms, said Flanigan.

Cushman & Wakefield assisted Polsinelli in a new space, said John Picco, Cushman & Wakefield executive director. The space at 600 Third Ave. contains "efficient floor plates, particularly for law firms, with spectacular views in a building undergoing a major renovation program," Picco said.

Renovation to the lobby, elevators, retail façade and public plaza are expected to wind down by the end of the year. The asking rental rate at the Grand Central district building is nearly \$80 per square foot.

Polsinelli was founded in 1972 to serve business and real estate clients, and has grown to 18 offices across the country with 750 attorneys, including the addition of 103 attorneys nationally and six in New York since the start of its fiscal year in November 2014. This year the firm opened new offices in Nashville and Raleigh and has added a food and drug practice group in Washington, D.C., that handles U.S. Food and Drug Administration matters.

When the New York office opened, it primarily focused on real estate, real estate finance and related litigation. The firm has expanded the office to include bankruptcy, intellectual property and other commercial litigation, white-collar and technology practices. "Health care and private equity, and more real estate and real estate finance, are on the immediate horizon," Flanigan said.

The new space at 600 Third Ave. more than doubles the size of Polsinelli's New York City office and will allow for growth. The firm also has more than doubled the number of attorneys in New York City since 2013 to 18 full-time lawyers from seven and to eight others from four who split their time between Manhattan and other offices.

"The space will accommodate 60 lawyers," Flanigan said. "Based on past experience, we are likely to do that and more."

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eck & King; Pomerantz; Aaronson Rappaport Feinstein & Deutsch; and Greenfield Stein & Senior are among the legal tenants at 600 Third Ave.

L&L Holding is a privately owned real estate investment company based in Manhattan with a portfolio exceeding 6 million square feet of class A commercial office properties in New York City and the metropolitan area.

In addition to Picco, Cushman & Wakefield's Peter Van Duyne, executive director in New York, along with Thomas Tunncliff, executive vice president, and Scott Shelbourne, senior director, both in Chicago, handled the lease for Polsinelli.

L&L Holding's David Berkey, executive vice president and director of leasing, and Andrew Wiener, director of leasing, acted on behalf of the ownership.