

## Winton Capital leaves Seagram Building for 315 PAS

*Hedge fund to take 35K sf at Columbia Property Trust tower*

July 11, 2016

<http://therealdeal.com/2016/07/11/winton-capital-leaves-seagram-building-for-315-park-avenue-south/>



315 Park Ave South in NoMad (inset from top: Winton Capital's David Harding and Columbia Property Trust's Nelson Mills)

U.K.-based hedge fund Winton Capital is relocating from the Seagram Building to 315 Park Avenue South in Midtown South.

The investment firm signed a 10-year lease for 34,844 square feet at Columbia Property Trust's under-renovation office tower, according to the Wall Street Journal. Columbia CEO Nelson Mills said the move was a "badge of honor" for 315 Park.

Winton will have a private elevator, lobby and elevators in the 328,193-square-foot building. The asking rent for the space was \$105 per square foot.

Columbia, a real estate investment trust, paid \$375 million to buy the 20-story pre-war building from Spear Street Capital in 2014. L&L Holding Company manages the property and handles leasing services.

Spear Street bought the building in 2013 from Craig Nassi's BCN Development for \$250 million.

Columbia has also reeled in new tenants including Equinox, which is taking 44,000 square feet, and Fullscreen, a YouTube channel aggregator that's taking 17,000 square feet. Oracle Corp. plans to expand its footprint there, as well. [WSJ, 3rd] — *E.B. Solomont*