

Real Estate Trends

Marketplace

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Retail space at 666 Fifth Ave. has flown off the commercial rack, as Uniqlo signed a near-90,000-square-foot lease for 15 years.

The Japanese clothing retailer will pay about \$300 million over the term of the lease, or \$20 million annually, for its U.S. flagship.

The tenant was represented by Thomas S. DiPaola of Rubin Rubin & DiPaola.

The landlord is a joint venture of Kushner Companies, the Carlyle Group and Crown Acquisitions.

The landlord was represented by Pryor Cashman partner Bradley Kaufman and Andrea Gendel, of counsel; Kushner's in-house counsel, Laurence P. Rabinowitz, and by Greenberg Traurig shareholder Keith Reich.

Uniqlo will occupy former Brooks Brothers space at the corner of 53rd Street on portions of floors one and two, and the entire third floor.

Mr. Kaufman said the transaction "is evidence that it's a hot retail environment again."

"I think you will see continued influx of foreign retailers to the U.S. New names like Uniqlo and [other retailers] that are rumored to be looking in New York will be the phenomenon for 2010 and 2011," Mr. Kaufman said. "Rates are lower than in 2008 and brands can grow with the opportunity that the recession had given them."

The 41-story, 1.1-million-square-foot building is located at the corner of 52nd and 53rd streets. Its third floor has been converted from office space, and additional retail tenants include the NBA store and Abercrombie & Fitch.

The Lansco Corporation and Cushman & Wakefield's C. Bradley Mendelsohn served as the brokers for the tenant. Brokers for the landlord were Tishman Speyer's Ted Koltis and Peter Brindley.