

RFR

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Stantec Renews 47,000-Square Foot Commitment at 475 Fifth in White Hot Bryant Park Submarket

Deal Comes as RFR Launches Fogarty Finger-led Pre-built Program at 475 Fifth

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Three Recent Deals Bring 475 Fifth's recent deal velocity to 80,000-square-feet

NEW YORK – July 22, 2025 – RFR announced today that Stantec, a global leader in sustainable engineering, architecture, and environmental consulting, has committed to a long-term renewal of its three-floor, 47,433-square-foot space at 475 Fifth. The firm has been a tenant at 475 Fifth since 2014. Located at the corner of Fifth Avenue and Bryant Park,



the building boasts protected views of New York Public Library and Bryant Park and offers convenient access to key transit nodes. As a complement to the sought-after location, RFR has launched a high-end pre-built program at 475 Fifth with Fogarty Finger.

“The activity at 475 Fifth has been extremely robust,” said AJ Camhi of RFR. “From accommodating changing space needs for existing tenants to unleashing a pre-built program that will create high-end workspaces and further differentiate this building, RFR is poised to create a workplace experience that offers the perfect combination of a prime location and well-appointed office spaces. It’s a package that will continue to attract and retain top-tier tenants well into the future.”

Stantec’s renewal was preceded by a 15,551-square-foot expansion by Herman Law, which initially began its tenancy at 475 Fifth in 2023. After a period of growth, the firm leased additional space on a short-term basis and has since seen its caseload grow exponentially. Throughout the firm’s tenancy at 475 Fifth, RFR worked closely with Herman Law to ensure its space needs were being met, culminating in the long-term lease commitment.

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Additionally, earlier this year Ionic Capital Management, a tenant at 475 Fifth since 2014, renewed its 16,029-square-foot lease. Between Stantec, Herman Law and Ionic Capital Management, 475 Fifth has experienced close to 80,000-square-feet of recent leasing activity.

Stantec was represented by Justin Haber and Kyle Riker of JLL; Jarod Stern of Savills represented Herman Law; and, Ionic Capital was represented by Evan Margolin of JLL. RFR was represented in-house by executive vice president and director of leasing, AJ Camhi, senior vice president Paul Milunec and vice president Rob Weller. Asking rent in the building is \$95 per square foot.

The new Fogarty Finger-led pre-built program will bring 31,398 square feet of well-appointed office space across five suites, some featuring private terraces overlooking the library and Bryant Park. RFR – in collaboration with Fogarty Finger – will build out turn-key spaces at 475 Fifth featuring custom finishes and fixtures and high-end pantry/café spaces, with completion expected in December 2025.

Designed by Starrett & Van Vleck, 475 Fifth is an architecturally significant pre-war building. The central location in the heart of the transit triangle provides convenient access to Port Authority Bus Terminal, Grand Central Terminal and Penn Station offering tenants a one-seat commute. The building was completed in 1926 as one of only five Fifth Avenue assets with Bryant Park exposure. 475 Fifth Avenue offers six activated outdoor terraces, a newly renovated statement lobby designed by Swanke Hayden Connell, a curated public art program, and a beautifully detailed façade restored to its original turn-of-the-century elegance.

About RFR

RFR is a fully integrated real estate investment firm based in New York City with a core focus on select urban markets in the United States and Germany. Founded by Aby Rosen and Michael Fuchs in the early 1990's, the firm has been an active force in the New York City and German real estate market for the past three decades. RFR's portfolio has grown to include more than 100 commercial, residential, hotel, and retail properties located in select domestic and international markets.