

RFR

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FOR IMMEDIATE RELEASE

RFR Inks Two Leases Totaling Over 26,000 Square Feet at 477 Madison

*NewEdge Wealth Takes 18,038 Square Feet and Bank of Hope Joins Tenant Roster in
8,019-square-foot Deal*

*Deals are the Latest in Over 80,000 Square Feet of Recent Transactions Showing Strong
Demand for Well-appointed Office Spaces*

NEW YORK, NY – September 22, 2025 – RFR today announced it has signed an 18,038-square-foot, full-floor lease with NewEdge Wealth and an 8,019-square-foot, full-floor lease with Bank of Hope at 477 Madison Avenue, a 24-story boutique office tower in the heart of Midtown Manhattan.



NewEdge Wealth, a Stamford, CT-based private-equity backed wealth management firm, is part of NewEdge Capital Group – which includes \$60 billion of client assets, 75,000+ client accounts and over 175 office locations and provides technology-enabled solutions for financial advisors.

“The highest caliber tenants continue to seek high-end workplace experiences and many are drawn to the elevated design sensibility and prime location at 477 Madison,” said AJ Camhi, Executive Vice President and Director of Leasing of RFR. “The pre-built program we’ve created with Fogarty Finger hits all the right notes with curated finishes and a timeless modern aesthetic while the well-appointed amenity spaces provide opportunity to work outside the traditional office setting or wind down with colleagues. It’s really a perfect package of form and function.” Camhi also notes that the 10th floor pre-built -- consisting of 13 offices, multiple conference rooms,

phone rooms, eat in pantry, coffee bar, and open area for 50+ workstations -- is currently available for lease.

Headquartered in Los Angeles, Bank of Hope is an FDIC-insured, super regional bank founded by Korean-American immigrants in the early 1980s and currently has 46 branches in 12 states. This new office – its first New York City outpost -- is meant to support the firm's continued growth in New York and along the east coast.

The NewEdge Wealth and Bank of Hope leases mark 80,009 square feet of recent activity at 477 Madison including an 18,412-square-foot lease with Treville Capital and a 14,838-square-foot deal with Fiera Capital earlier this year as well as a recent 20,702-square-foot renewal/expansion with law firm Rivkin Radler.

A CBRE team of Arkady Smolyansky and Alex D'Amario represented RFR in the transactions. NewEdge Wealth was represented by David Stockel and Taylor Walker of CBRE. Bank of Hope was represented by Alex D'Amario and Alessia Lawson of CBRE. Asking rents in the building range from \$88-\$115 per square foot.

RFR, together with Fogarty Finger Architects, created an 18,000-square-foot pre-built space at 477 Madison which showcases the potential, and serves as a model, for build-outs on other floors. The turn-key space features custom white oak millwork, marble pantry finishes and contemporary lighting fixtures. Using this as a model, Fogarty Finger will bring their design expertise to subsequent buildouts, including the space for NewEdge Wealth as well as the Fiera Capital and Treville Capital Group spaces.

The building was recently repositioned with upgrades including a newly tinted brick façade; redesigned amenity offerings and outdoor spaces; a new lobby entry along 51st Street; new 15' x 7' windows that provide abundant natural light throughout the building; and new retail storefronts and awnings along the street frontage. *The Clubhouse* amenity space, features a fitness center with Pelotons and studio space, locker rooms and showers; multiple conference rooms including a 30-person boardroom; and, a cafe, lounge and billiard room.

477 Madison is located at the corner of 51st Street and Madison Avenue, opposite St. Patrick's Cathedral and within a five-block radius of five subway stations. 477 Madison provides immediate access to nine subway lines and Grand Central Madison terminal while landmarked neighboring buildings ensure exceptional protected views. Full-floor opportunities range from 3,500 to 18,000 square feet, appealing to a diverse tenant base.

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 much of 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.