

RFR

Contact:

Great Ink Communications – 212-741-2977

Roxanne Donovan (roxanne@greatink.com)

Sara Williams (sara@greatink.com)

Eric Waters (Eric.Waters@greatink.com)

FOR IMMEDIATE RELEASE

**RFR Announces New and Expanded Leases Comprising
26,581 Square Feet at 475 Fifth Office Building Opposite Bryant Park**

*475 Fifth Reaches 92 Percent Occupancy Fueled by Demand for
High-end Pre-built Suites*

*Jellycat and Eoch Join Tenant Roster, United Atlantic Capital and
Harkness Capital Partners Double Footprints*

NEW YORK – April 21, 2026 – RFR announced two new tenants will join the roster and two existing tenants will double their footprints at the 475 Fifth Avenue office building located at Fifth Avenue and 41st Street in the Bryant Park submarket of Manhattan.



Harkness Capital Partners, a private equity investment firm focused on lower middle market businesses, has signed on to a seven-year, 8,013-square-foot full-floor, pre-built suite at the 24-story tower. Jellycat, known for its popular branded toys, gifts and accessories, committed to a five-year, 4,319-square-foot pre-built space while software developer Eoch Group will take the full-floor, 4,142-square-foot suite on the top floor at 475 Fifth. Additionally, financial services holding company United Atlantic Capital doubled its footprint, extended its term by nine years, and will move into a 10,107-square-foot space.

“The stunning pre-built suites at 475 Fifth have proven to be incredibly popular,” said AJ Camhi of RFR. “Most of these suites, including three of these recent commitments, have been snapped up even before completion leaving only two pre-built options, one with an expansive private terrace, remaining. The pre-built program is really paying dividends and we’re always excited to welcome new firms to the building while accommodating changing space needs for existing tenants.”

As a complement to the sought-after location, RFR launched a design-forward, high-end pre-built program at 475 Fifth last year. The program comprises 31,398 square feet of well-appointed office space across five suites, some featuring private terraces overlooking the New York Public Library and Bryant Park. RFR is building out turn-key spaces featuring warm custom finishes and high-end pantry and collaboration spaces.

RFR

“These pre-built spaces are ideal for tenants seeking workspaces with distinctive architectural elements combined with permanently protected views of Bryant Park and Fifth Avenue,” continued Camhi.

RFR was represented in house by AJ Camhi, Paul Milunec and Rob Weller on each of the transactions with asking rents ranging from \$95-115 per square foot:

- Harkness Capital Partners, currently a subtenant occupying 4,000 square feet at 475 Fifth, will double its footprint moving to an 8,013-square-foot pre-built suite. Brent Ozarowski and Kevin Sullivan of Newmark represented the tenant.
- With U.S. operations headquartered in Minneapolis, MN, Jellycat committed to a pre-built suite comprising 4,319 square feet. Daniel Lolai and Eric Siegel of LSL Advisors represented the tenant.
- Eoch Software, a firm that develops proprietary tools for utilities and water supply facilities, committed to a 4,142-square-foot suite on the top floor of the building featuring 18.5’ ceilings. Michael Thomas and Aidan Campbell of Colliers represented Eoch Software.
- United Atlantic Capital signed a new lease to more than double its commitment at 475 Fifth and will occupy a total of 10,107 square feet on a full floor. The asking rent was \$98 per square foot.

Following these transactions, occupancy at 475 Fifth has climbed to 92 percent. The tenants join a robust roster which includes Rolling Stone and Variety publisher Penske Media, engineering, architecture and consulting firm Stantec, and hedge fund Ionic Capital Management.

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.

Located at the corner of Fifth Avenue and Bryant Park, the building boasts protected views of the New York Public Library and Bryant Park and offers convenient access to key transit nodes. 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.

About RFR

RFR is a privately held international real estate investment, development and management firm based in New York City with a core focus on select urban markets in the United States and Europe. RFR US serves as the firm’s United States operating platform, overseeing development, ownership, and operations across key U.S. markets.