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THE PLAN 1001 AVENUE OF THE AMERICAS

By Carl Gaines

When R.G. Vanderweil, an engineering consulting firm, decided to move from its current location at 499 Seventh Avenue to new digs at 1001 Avenue of the Americas due to growth, the firm was looking for what's become top of the list for many tenants these days: an open, collaborative environment. Through a 10-year lease in which ABS Real Estate Partners reped the owner of the 225,000-square-foot building, R.G. Vanderweil, thanks to representation by Bret Varricchio and Garrett Varricchio of Murray Hill Properties, was able to achieve this goal by working with ABS and a common architect to come up with a build-out for the space, which constitutes the entire 21st floor. Douglas Regal, a managing director at ABS, told The Commercial Observer that the floor's previous build-out was done away with when the tenant at the time moved out.

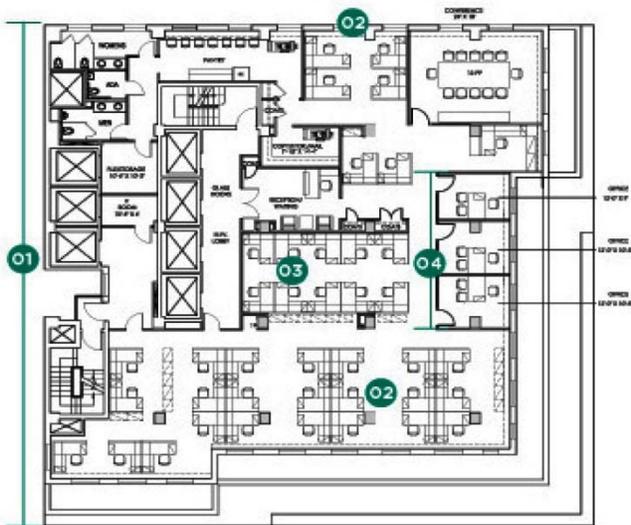
01 “The previous tenant was a firm called Oxford Industries, which was acquired by LF USA, and they were a four-floor tenant in the building,” Mr. Regal said. “It had an existing installation, which was very antiquated, that the ownership, upon receiving possession back from the previous tenant, demolished and provided a white-box condition, which we left it in for showing purposes until we rented it.” In order to transform this white box into the engineering firm's ideal workspace, Mr. Regal said that the firm was provided a capped amount that would be contributed toward the build-out. “It was \$45 bucks a foot,” he said. “Depending upon what they decide, finishes-wise, to put in there, they may or may not decide to contribute on top of that.”

02 The firm is divided into three engineering departments, which are reflected in the open spaces on the floor plan, Mr. Pinto explained. “We're a mechanical, engineering and plumbing firm—we do building design for infrastructure systems within facilities,” he said. Accordingly, along the north side of the building facing 38th Street there will be an open area for the plumbing department, as well as a 16-person conference room.

03 In the middle of R.G. Vanderweil's space on the floor, next to the reception area and passenger elevators, will be the electrical department. Though the space may appear chopped up by walls, Messrs. Pinto and Regal explained that the bulk of these walls are actually half-walls that don't extend to the ceiling. “We try to have an open workstation environment in order to have some collaboration,” Mr. Pinto said of the space. “The big item would be to have workstations where people can interact and collaborate among the disciplines.”

04 “There are three private offices along the Avenue of the Americas — Mr. Pinto’s, an office belonging to another principal in the 1001 Avenue of the Americas office and another office for a future hire, who is expected to be either a managing principal or a principal. However, the bulk of the 46 people who can fit in the space will work in the more open, collaborative area.

05 Construction on the space started the first week of July, Mr. Pinto said. “We anticipate moving [in] late September or early October.”



200 Park Avenue South, 10th Fl, New York, NY 10003-1503
T (212) 400-6060 • F (212) 400-9494
www.absre.com