



Real Estate Deal Watch

Tenant

Peebles Corp.

Tenant brokerage firm

Newmark Grubb Knight Frank

Tenant broker(s)

Greg Wang

Square feet

11,000 sq ft.

Total Square feet in Building

500,000 sq ft.

Floor

16

Total Floors in Building

34

Type of Deal

Sublease

Industry

Commercial Real Estate

Sublease length

Five years

Neighborhood

Plaza District

Landlord

Octavian Advisors

Growing developer snags office to match

Don Peebles' namesake firm will move to larger quarters at 745 Fifth Ave.

BY DANIEL GEIGER ON NOVEMBER 4, 2014

[Print](#) [Email](#) [Reprints](#)

Developer and real estate investor Don Peebles, who was one of the finalists earlier this year to acquire the Long Island College Hospital campus in Cobble Hill, Brooklyn, is expanding his real estate company's Manhattan office.



745 Fifth Ave.
Photo: CoStar Group Inc.

Peebles Corp., which also has an office in Boca Raton, Fla., is moving into 11,000 square feet at high-end tower 745 Fifth Ave., a space that is nearly three times the size of the firm's current location at 600 Madison Ave. The company is taking a portion of the 34-story, 500,000-square-foot tower's 16th floor for five years. It is subleasing the space from investment firm Octavian Advisors, which announced in 2012 that it was shutting down. Greg Wang, a broker at Newmark Grubb Knight Frank, represented Mr. Peebles in the deal.

Mr. Peebles said the growth reflects his ambition to conduct more real estate transactions in the city, as well as New York's importance as a center for raising capital for development and acquisitions around the U.S. New York is also close to several other markets in the Northeast where the company is investing.

"We're doing business in Philadelphia, Washington, D.C., and Boston," he said. "Having a presence in New York is a great home base that is situated in the middle of all of those markets."

The Peebles Corp. won a bid to acquire the former city-owned office building at 346 Broadway for \$160 million last year and is in the process of converting it into residential condos. That project has been a huge success, Mr. Peebles said. He estimated that sales of the condos would net \$500 million.

The company has suffered setbacks here as well. It had won the right to convert LICH into residential apartments and a new medical center in a months-long bid that was stalled several times by lawsuits and missteps in the bidding process. The state then abruptly dropped talks with the firm in May and completed a deal with a rival bidder.

