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Real Estate *Update*

REAL ESTATE MARKETPLACE



470 Park Avenue South

NYLJ PHOTO/RICK KOPSTEIN

Mintz & Gold has moved about two blocks north from its previous offices at 444 Park Avenue South to 470 Park Avenue South, where it is subleasing space from Equant.

The 18-story, 260,000-square-foot building is located at 33rd Street.

The boutique law firm signed an eight-year sublease for 10,000 square feet on the 10th floor. Office rents on Park Avenue South are in the \$25 to \$30 per square foot range.

Alan Katz, a partner of *Kris Feuerstein & Katz*, represented Mintz & Gold. Rebecca Oshway, a partner of the Maryland-based *Shulman Rogers Gandal Fordy & Ecker*, represented Equant.

Equant, a telecommunications company based in Reston, Va., was in the news last week when France Telecom moved to consolidate its shares and take a controlling interest in the company.

Equant's network and office sites across the United States and around the world are "pretty stable," said Kathleen Lynch, a U.S. facility manager at Equant.

The company had acquired three floors at 470 Park Avenue South three or four years ago in a swap with the original tenant, Deutsche Telecom, Ms. Lynch said.

At that time, Deutsche Telecom exchanged the 10th, 11th and 12th floors at 470 Park Avenue South for network space at 32 Avenue of the Americas.

Equant subsequently sublet most of its space at 470 Park Avenue South to Credit Sights, Inc.

Equant will maintain its offices at nearby 3 Park Avenue.

"We are very excited to move to newly built-out, upgraded office space in such close proximity to our former home," said Steven W. Gold, a partner at Mintz & Gold.

Partner Steven Mintz, who lives two blocks from the new office, is also pleased.

The firm had outgrown its previous space but wanted to stay near the 4, 5, and 6 subway lines that link it to the Downtown courts and to Midtown, Mr. Mintz said.

The move represents an expansion of about 2,000 square feet and a consolidation from two floors to one.

With the move, effective Feb. 1, the firm acquired a new conference room and additional offices. Now, each of the firm's 15 attorneys has a windowed office, Mr. Mintz said.

Messrs. Mintz and Gold started the firm in 1993, when they left *Squadron Ellenoff Plesent & Sheinfeld*. That firm merged with the Washington, D.C.-based *Hogan & Hartson* in 2002.

"We're sort of like a big firm that's a small firm," Mr. Mintz said. Many of his colleagues also came from *Squadron Ellenoff*, he said.

Mintz & Gold handles complex state and federal litigation and appeals; corporate transactions; employment and labor law; white-collar criminal defense; regulatory compliance; securities litigation and arbitration; and marital disputes.

Other tenants at 470 Park Avenue South include the law firm *Tarter, Krinsky & Drogin*; *Wenner-Gren Foundation*; *USI of New York*; and *Burns McClellan Inc.*

S.L. Green owns the building. Brokers Paul Haskin and Robert Seidenberg, both senior vice presidents at *CB Richard Ellis*, represented Mintz & Gold. James Frederick, a partner, of *Colliers ABR*, represented the sublessor, Equant, Inc.

This column is by Elizabeth Stull. To report a real estate transaction, contact the Law Journal at nyjrealestate@hotmail.com.