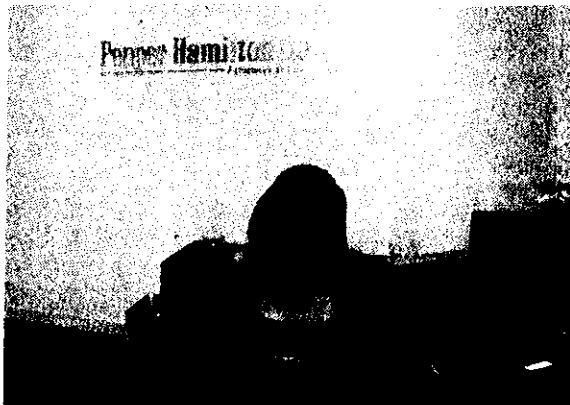


REAL ESTATE ^{TRENDS}

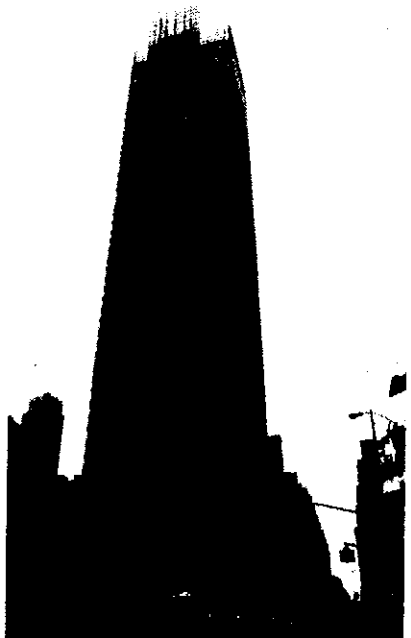
New York Law Journal

◆ MARKETPLACE ◆

BY JUSTIN SMULISON



Above, Pepper Hamilton's reception desk on 37th floor of the New York Times Building at 620 Eighth Avenue, right.



NYLJ PHOTO/
RICK KOPSTEIN

PEPPER HAMILTON has tripled its space by moving to the New York Times Building at 620 Eighth Avenue. The firm began subleasing the 37th floor from the Canadian corporate law firm Osler Hoskin & Harcourt in mid-September.

James D. Rosener, a managing partner at Pepper Hamilton's New York office, said the decision was a "no brainer." The Philadelphia-based corporate, litigation and regulatory firm had occupied a 7,500-square-foot office at 420 Lexington Ave. for the past 11 months, but it plans to hire additional attorneys, warranting additional space.

"It was hard to predict how quickly we'd grow," Mr. Rosener said. "The Lexington Avenue office didn't have as much conference area and core space for case rooms and file rooms. We were crowded and now here we are on the 37th floor—it's laid out more like you'd expect a major New York office to look."

Founded in 1890, Pepper Hamilton employs about 500 lawyers in 11 states. Since April 2007, the New York office has hired six partners and two of counsel, and now has 18 attorneys and 12 staff members on the 20,000-square-foot floor of the Times Building. One source close to the deal said the firm has a three-year lease with options for extensions.

Additional neighboring tenants include the multi-practice firm Seyfarth Shaw and arbitration services provider JAMS. (See NYLJ, Aug. 8)

Mr. Rosener said he hopes to be managing 50 New York attorneys within the next 18 months.

"We can achieve greater growth here. It's a well-laid out class-A office space that can help attract lawyers and staff," he said. "It's not to say you can't do it at another spot but this meets the needs of a growing law firm."

Pepper Hamilton's real estate group, led by partner **Norman Berlin**, represented the firm.

Mintz & Gold partner **Alan Katz** and associate **Heath Loring** represented Osler Hoskin.

Mark Weiss, executive vice president at Newmark Knight Frank served as the broker for both parties.

