



**Ivanhoé  
Cambridge**

Caisse de dépôt et placement  
du Québec

S·C·O

THE SWIG COMPANY

**CALLAHAN  
CAPITAL  
PROPERTIES**

For Immediate Release

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## **Fila U.S.A. Signs New 25,261 SF Lease at 1411 Broadway**

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### **Global Sportswear Company Moves to Thriving Bryant Park/Times Square South Submarket**

**New York – February 4, 2015** – Ivanhoé Cambridge and Callahan Capital Properties, along with their partner, The Swig Company, today announced that Fila U.S.A. Inc. has signed a long term lease for 25,261 square feet of office space on the 30th floor of 1411 Broadway. This transaction will relocate Fila from its current Midtown East location to 1411 Broadway, one block from Bryant Park and just south of Times Square. 1411 Broadway is nearing completion of its lobby renovation and will soon commence an extensive redevelopment of its block-long open plaza.

“We are pleased to welcome such a prominent global brand as Fila to 1411 Broadway to join the prestigious group of consumer brands at the building. Considered among the premier addresses in this energetic submarket, 1411 Broadway combines a highly desirable location with efficient floor plates, offering an abundance of natural light and incredible city views,” said Brian Robin, Senior Vice President responsible for asset management in the eastern region at Callahan Capital Properties. “Fila will have a fresh, energized work environment for their brand and their employees. Moreover, our investment to enhance the public areas in and around the building will strengthen the building’s connection to the incredible array of neighborhood amenities and transportation options that all our tenants enjoy.”

1411 Broadway is a 39-story, Class A office tower in Midtown, situated west of Bryant Park and south of Times Square, in an area that is increasingly popular with office tenants seeking outstanding amenities and proximity to transportation. Occupying a full block, the office tower boasts superb panoramic city views. The 1.2 million-square-foot property features direct access to the Times Square subway station and is close to New York’s key commuter train and bus terminals.

The Fila® brand was established over a century ago by the Fila brothers of Biella, Italy and is now a leading sport and leisure footwear and apparel brand that is distributed worldwide. Fila has achieved world-class recognition in sport by marketing high design and style content products that are endorsed by professional athletes from around the world. Fila’s apparel design team was recently shortlisted for WGSN’s prestigious Global Fashion Awards in the Sport/Activewear category.

Leslie Harwood and Brent Ozarowski of Newmark Grubb Knight Frank represented Fila in lease negotiations, while CBRE's Paul Amrich, Patrice Meagher, Neil King and Emily Jones acted on behalf of the ownership.

#### **About Ivanhoé Cambridge**

Ivanhoé Cambridge leverages its high-level expertise in all aspects of real estate including investment, development, asset management, leasing and operations, to deliver optimal returns for its investors. Its assets, held through multiple subsidiaries and located mainly in Canada, the United States, Europe, Brazil and Asia, totalled more than Cdn\$40 billion as at December 31, 2013. Its portfolio consists mainly of shopping centres, office and multiresidential properties. Ivanhoé Cambridge is a real estate subsidiary of the Caisse de dépôt et placement du Québec (lacaisse.com), one of Canada's leading institutional fund managers. For more information: [ivanhoecambridge.com](http://ivanhoecambridge.com).

#### **About Callahan Capital Properties (CCP)**

Callahan Capital Properties ("CCP") is a real estate private equity firm focused exclusively on the acquisition and management of high-quality office properties in the central business districts of major U.S. gateway cities. Together with its strategic partner, Ivanhoé Cambridge, CCP's office platform currently totals over 10 million square feet, with properties located in New York, Chicago, Seattle and Denver. For more information: [callahanccp.com](http://callahanccp.com).

#### **About The Swig Company**

The Swig Company, LLC is a privately-owned, San Francisco-based real estate operator with a 75+ year history of investment, development, partnership and management of commercial real estate properties in major US markets. Founded by Benjamin Swig, The Swig Company is guided by a long-term investment perspective that has proven adept at stewarding investors safely through multiple market cycles. The company's vertically-integrated operational platform, which includes investment, asset and property management expertise, uses flexibility, generational thinking and a sensitivity to sustainable practices to stay at the forefront of emerging trends in the commercial real estate industry. For more information: [swigco.com](http://swigco.com).