



## **BXP and Starr Announce Lease Signing at BXP's 343 Madison Avenue in Midtown Manhattan**

January 7, 2026

*Approximately 275,000 SF Lease Anchors Future Premier Workplace Tower*

BOSTON--(BUSINESS WIRE)--Jan. 7, 2026-- BXP (NYSE: BXP), the largest publicly traded developer, owner, and manager of premier workplaces in the United States, announced today the signing of an approximately 275,000 square foot, 20-year lease with Starr, a global investment and insurance organization, at 343 Madison Avenue, a 930,000 square foot premier workplace currently under construction, with direct access to Grand Central's Madison Concourse between 44<sup>th</sup> and 45<sup>th</sup> Street. Starr will occupy floors 16 through 27 in their entirety, leasing approximately 30% of the building. This location will serve as Starr's New York headquarters.

"This move marks our continued growth, not only in the U.S., but globally," said Jeff Greenberg, chairman and co-chief executive officer of Starr. "We are delighted to be working with BXP and look forward to the completion of the building."

"Starr's commitment to 343 Madison underscores the strength of this location and the enduring demand for high -performance workplaces in Midtown," said Hilary Spann, Executive Vice President, New York Region, BXP. "BXP is honored to continue to serve as home to Starr's New York headquarters, and together we're creating a next -generation environment that will elevate how people work, connect, and thrive in New York City."

Designed by Kohn Pedersen Fox, the 46-story tower will offer a hospitality-forward amenity program and market leading sustainability features. A dramatic double-height, client-exclusive club on the top floors will include spaces to dine, connect, and collaborate indoors and out, with striking terraces and expansive views overlooking Midtown. A robust food and beverage program including a lobby café and bicycle storage with cabanas and showers round out the amenity program. Specialty floors including private terraces and elevated ceiling heights allow clients to design a multi-functional workplace that accommodates a variety of work styles and space needs. Sustainability features include a fully electric design with zero on-site combustion and a high efficiency direct outside air system. Target certifications include LEED Platinum, Well Core, Energy Star 85+, Fitwel, and WiredScore Platinum. BXP expects to deliver 343 Madison in late 2029.

Starr was represented by John Picco, Peter Van Duyne, and Alex Lachmund from Cushman & Wakefield in the transaction. BXP was represented by Peter Turchin, John Maher, Evan Haskell, and Caroline Merck from CBRE. Legal counsel was provided to Starr by Skadden, Arps, Slate, Meagher and Flom LLP and to BXP by Fried, Frank, Harris, Shriver & Jacobson LLP.

### **About BXP**

BXP, Inc. (NYSE: BXP) is the largest publicly traded developer, owner, and manager of premier workplaces in the United States, concentrated in six dynamic gateway markets - Boston, Los Angeles, New York, San Francisco, Seattle, and Washington, DC. BXP has delivered places that power progress for our clients and communities for more than 55 years. BXP is a fully integrated real estate company, organized as a real estate investment trust (REIT). As of September 30, 2025, BXP's portfolio, including properties owned by unconsolidated joint ventures, totaled 54.6 million square feet and 187 properties, including eight properties under construction or redevelopment. For more information, visit [www.bxp.com](http://www.bxp.com) or follow us on [LinkedIn](#) or [Instagram](#).

### **About Starr**

Starr is a leading global investment and insurance organization with a presence on six continents. Through its operating insurance companies, Starr provides property, casualty, and accident and health insurance products, as well as a range of specialty coverages, including aviation, marine, energy, and excess casualty insurance. Starr's insurance company subsidiaries domiciled in the U.S., Bermuda, China, Hong Kong, Malta, Singapore, Switzerland, and the U.K. each have an A.M. Best rating of "A" (Excellent). Starr's Lloyd's syndicate has a Standard & Poor's rating of "A+" (Strong). Starr is the marketing name for the investment business of C. V. Starr & Co., Inc. and the insurance and travel assistance companies of Starr International Company, Inc., and their subsidiaries.

*This press release contains forward-looking statements within the meaning of the Federal securities laws. You can identify these statements by our use of the words "future," "will," "would," "expects," "intends" and similar expressions that do not relate to historical matters. You should exercise caution in interpreting and relying on forward-looking statements because they involve known and unknown risks, uncertainties and other factors which are, in some cases, beyond BXP's control. Should one or more of these known or unknown risks or uncertainties materialize, or should underlying assumptions prove incorrect, actual results may differ materially from those expressed or implied by the forward-looking statements. These factors include, without limitation, BXP's ability to complete the development project within budget, on schedule or at all, the uncertainties of real estate development activity, BXP's ability to enter into other leases on favorable terms, on schedule, or at all, BXP's ability to obtain satisfactory certifications for the project, including LEED Platinum certification, and other risks and uncertainties detailed from time to time in BXP's filings with the SEC. BXP does not undertake a duty to update or revise any forward-looking statement, whether as a result of new information, future events or otherwise.*

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