



BXP Inks More Than 230,000 Square Feet of Leases at 360 Park Avenue South

March 16, 2026

Recent transactions bring the building to more than 90% leased, underscoring the significant demand for premier workplaces in Midtown South

NEW YORK--(BUSINESS WIRE)--Mar. 16, 2026-- BXP (NYSE: BXP), the largest publicly traded developer, owner, and manager of premier workplaces in the United States, today announced a series of long-term leases at 360 Park Avenue South, a 450,000 square foot premier workplace in Midtown South. The leases, which include both new clients and a significant expansion in the building, total approximately 230,000 square feet with a weighted average lease term of 11.4 years and bring the premier workplace to more than 90% leased.

The leasing activity, which was driven by well-capitalized companies across industries, including financial services, hospitality, media, and AI & technology, illustrates the continued demand for premier workspace in the Midtown South submarket, particularly within the Madison Square Park neighborhood.

Leasing activity includes:

- **Hunter Point Capital**, an independent investment firm, leased approximately 46,000 square feet across the entire 15th and 16th floors.
- **Trexquant**, a global quantitative investment manager known for its research-driven approach and collaborative engineering culture, leased approximately 23,000 square feet on the entire tenth floor to launch its New York City office. The new location will serve as a hub for hiring top talent across quantitative research, software engineering, and trading, reflecting the firm's continued growth and investment in innovation.
- **Betches Media**, a female-founded women's entertainment brand leased approximately 23,000 square feet on the entire sixth floor. As the company reached its milestone 15th anniversary, the relocation aligns its headquarters with the scale of its expanding business.
- **Marriott International, Inc.**, the world's largest hospitality company with more than 9,800 properties globally, leased approximately 23,000 square feet, utilizing the entire 14th floor to house its New York City-based corporate associates supporting the company's Luxury Group, global brand public relations, and Riott Haus Creative, Marriott's in-house creative agency.
- **Vercel**, an agentic infrastructure platform, leased approximately 23,000 square feet on the entire ninth floor. The company continues to grow rapidly coming off its \$300M Series F funding round in 2025, valuing the company at \$9.3B. This growth stems from the rise of agentic coding technology, as Vercel provides tools and infrastructure for AI developers and agents themselves to build and deploy.
- **Optiver**, a global market maker, expanded into an additional 92,000 square feet across floors two through five, bringing its total footprint at the building to approximately 115,000 square feet.

"The momentum at 360 Park Avenue South underscores a clear reality that companies are prioritizing best-in-class space in the right locations," said **Hilary Spann, Executive Vice President, New York Region, BXP**. "In Midtown South, demand continues to center on strong design, flexible amenities, and immediate access to transit and neighborhood energy. 360 Park delivers on those fundamentals, and the market response reflects that."

360 Park Avenue South sits on the corner of Park Avenue South and 26th Street, one block away from Madison Square Park and equidistant from prominent transportation hubs like Grand Central Station and Penn Station. The building features modernized systems, expansive renovated lobbies, full-floor prebuilts, ground-floor dining and a hospitality-focused amenity experience featuring dedicated lounges, coworking spaces, and a conference center. A communal rooftop terrace offers skyline views and space for open-air events, while a ground-floor bike valet enhances commuter convenience.

Leasing at 360 Park Avenue South is led by Andrew Levin and Will Stark of BXP. A CBRE team of Peter Turchin, Gregg Rothkin, Hayden Pascal, Arkady Smolyansky, Ross Zimbalist, and Trevor Larkin has advised BXP on the lease-up of 360 Park Avenue South since BXP acquired the building in 2021.

To learn more about BXP's portfolio and ongoing development initiatives, visit www.bxp.com.

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 December 31, 2025, BXP's portfolio, including properties owned by unconsolidated joint ventures, totaled 52.6 million square feet and 179 properties, including eight properties under construction or redevelopment. For more information, visit www.bxp.com or follow us on [LinkedIn](#) or [Instagram](#).

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