



Kenneth H. Theil Senior Attorney

Ken Theil represents clients in a wide variety of commercial leasing and construction projects. Prior to joining Stroock, Mr. Theil was the director of legal affairs for the New York City Bureaus of Leasing and Design, where he managed the legal unit responsible for negotiating leases for all New York City agencies with private landlords of Class A, B and C buildings throughout the City.

New York

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Related Services

- Commercial Leasing
- Development and Construction
- Real Estate

Education

- J.D., New York Law School, 1981
- B.A., Queens College of the City University of New York, 1973

Representative Matters

Representative transactions that Mr. Theil has handled as part of the Stroock team include: Tenants – Office

- Broadridge Financial Solutions Inc., numerous leases throughout the United States including: (i) lease for approximately 300,000 square feet in Jersey City, New Jersey, (ii) lease extension for approximately 50,000 square feet at 1 Park Avenue, New York, New York, (iii) lease for approximately 7,000 square feet at 42 Broadway, New York, (iv) lease for approximately 3,000 square feet in San Francisco, California, (v) lease for approximately 117,000 square feet in Coppell, Texas, (vi) lease extension for approximately 19,000 square feet in Andover, Massachusetts, (vii) lease extension for approximately 70,000 square feet in Edgewood, New York, (viii) sublease extension for approximately 100,000 square feet in Brentwood, New York, (ix) lease for approximately 5,000 rentable square feet in Glendale, California, and (x) lease extension for approximately 2,743 square feet in Norwell, Massachusetts.
- The Equitable Life Assurance Society of the United States (now AXA Equitable), numerous leases throughout the United States including: (i) lease for approximately 55,000 square feet at 1633 Broadway, New York, New York (ii) lease for approximately 35,000 square feet in Lake Success, New York, (iii) lease for approximately 42,000 square feet in Farmington, Connecticut, (iv) lease for approximately 4,000 square feet in San Antonio, Texas, (v) lease for approximately 9,000 square feet in White Plains, New York, (vi) lease for approximately 9,000 square feet in Fort Lee, New Jersey, (vii) lease for approximately 5,000 square feet in Dallas, Texas, (viii) lease for approximately 4,000 square feet in Concord, California, (ix) lease for approximately 5,000 square feet in Chicago, Illinois, (x) leases in Secaucus, New Jersey, for approximately 95,000 square feet, and (xi) lease for approximately 55,000 square feet at 1290 Avenue of the Americas.
- Health Insurance Plan of Greater New York, numerous leases throughout the New York Metropolitan Area, including: (i) lease for approximately 2,048 square feet at 41 Elizabeth Street, New York, New York, (ii) lease for approximately 28,000 square feet at 206-220 Linden Boulevard, Cambria Heights, New York, (iii) lease for approximately 10,000 square feet at 200 Montague Street, Brooklyn

New York, (iv) lease for approximately 8,900 square feet at 201 Edward Curry Avenue, Staten Island, New York, and (v) lease for approximately 30,000 square feet in Valley Stream, New York.

- Scholastic Inc., numerous leases throughout the United States, including: (i) leases for approximately 28,000 square feet in Boston, Massachusetts, (ii) lease for approximately 13,000 square feet in Denver, Colorado, (iii) lease for approximately 61,000 square feet in Secaucus, New Jersey, and (iv) lease for approximately 30,000 square feet in Palo Alto, California.
- Levin Capital Strategies, L.P., lease for approximately 11,000 square feet at 595 Madison Avenue (The Fuller Building).
- Ivory Investment Management, LP, lease for approximately 7,750 square feet at 777 Third Avenue.
- Sontag Advisory, lease for approximately 16,000 square feet at 295 Madison Avenue.
- Cowen Group, Inc.: (i) lease for approximately 22,000 square feet in San Francisco, California, (ii) lease extension for approximately 19,000 square feet in Boston, Massachusetts, and (iii) lease expansion for approximately 7,350 square feet of additional space at 599 Lexington Avenue.
- ThumbPlay, Inc., lease for approximately 20,000 square feet at 599 Broadway.
- Acquis Consulting Group, Inc., lease for approximately 10,000 square feet at 299 Broadway.
- Moed De Armas & Shannon Architects, P.C., lease for approximately 5,000 square feet at 80 Broad Street.
- Premiere Radio Networks: (i) lease for approximately 43,000 square feet at Rockefeller Center, (ii) lease for approximately 9,000 square feet in Chicago, Illinois, and (iii) lease for approximately 5,600 square feet in Atlanta, Georgia.
- Spotify USA Inc.: (i) lease for approximately 63,300 square feet at 620 Avenue of the Americas, (ii) lease for approximately 7,000 square feet in Hollywood, California, and (iii) lease for approximately 1,800 square feet in Saratoga, New York.
- Concern Worldwide, (U.S.) Inc., lease for approximately 6,400 square feet at 355 Lexington Avenue.
- Birthright Israel Foundation, lease for approximately 13,000 square feet at 33 East 33rd Street.
- Revlon Consumer Products Corporation, lease for approximately 90,000 square feet at One New York Plaza.
- MacAndrews & Forbes Group, LLC, lease for approximately 6,800 square feet at 660 Madison Avenue.
- Bear Stearns, numerous leases throughout the United States, including: (i) lease for approximately 26,000 square feet in Scottsdale, Arizona, (ii) lease for approximately 44,000 square feet in Houston, Texas, (iii) lease for approximately 8,000 square feet in Los Angeles, California, and (iv) lease for approximately 8,000 square feet in San Francisco, California.

Tenants – Retail

- Lowe’s Companies Inc.: (i) lease for approximately 32,000 square feet at 2008 Broadway, and (ii) lease for approximately 36,000 square feet at 635-641 Avenue of the Americas. These leases are for this retailer’s first Manhattan locations.
- Room & Board, Inc., lease for approximately 61,000 square feet at 249 West 17th Street.
- Chanel, Inc., lease for approximately 16,000 square feet in Beverly Hills, California.

Landlords – Office

- State Teachers Retirement System of Ohio, in its leasing program of office space at 590 Madison Avenue, including office space leases to Brera Capital Management, CRC Holdings, CDC IXIS North America, Inc. and the Fortius Group of Funds, Inc.

Landlords – Retail

- The owners/developers of Manhattan co-op and condominium buildings, in their leasing of retail space to high profile retailers, including Eddie Bauer, Williams-Sonoma, Gracious Homes, Reebok, Speedo and Starbucks.

Construction

- Representation includes (i) several of the above named tenants in connection with space build-outs and the negotiation of related contractor, architect and consultant agreements, and (ii) co-op corporations and condominium associations in connection with the negotiation of contractor, architect and construction agreements for building-wide construction projects and renovations.

Honors & Awards

- Recipient, Captain Randall Award for Community Service, Snug Harbor Cultural Center & Botanical Garden, 2017

Publications

- Co-author, “Timeline for Restarting NYC Development and Construction Begins to Take Shape,” *Stroock Special Bulletin*, May 18, 2020

Admitted To Practice

New York