

MANN REPORT

December 1, 2007

Aragon Construction Serves As CM For Dentsu America At 32 Avenue Of The Americas

Dentsu America, Inc., the North American Flagship of the largest advertising agency brand in the world, has relocated from midtown Manhattan to 32 Avenue of the Americas. The 27-story, 1.15 million sq ft landmark tower in the heart of lower Manhattan's Tribeca neighborhood is the former world headquarters of AT&T. Dentsu Holdings shares the 16th floor of the Rudin-owned and managed office building.

Leading construction firm Aragon Construction, serving as Construction Manager, commenced pre-construction on Dentsu's new space in May. Aragon has gut renovated the 50,000 sq ft floor and – together with TPG Architecture – created a sophisticated, comfortable, collaborative space for the Dentsu brand.

Other design details include over 40 different light fixtures, back-lit glass, a centralized pantry, and open coffee bar to promote employee interaction, floating ceilings, raised floors, stone walls, a 'living room,' which functions as another break-out space, and a step down middle area for the think-tank rooms and work stations.