

Sutton and GGP Land \$1.25B Loan from Four Banking Giants for Crown Purchase

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Billionaire New York developer **Jeff Sutton** and Chicago-based **General Growth Properties** closed on their \$1.78 billion acquisition of the **Crown Building** at **730 Fifth Avenue** with a \$1.25 billion mortgage provided by **Deutsche Bank**, **Morgan Stanley**, **Goldman Sachs** and **Citigroup**, Commercial Observer has learned.

The loan closed last Friday. **Oxford Finance** and another, unnamed, mezzanine lender grabbed junior portions of the enormous debt deal, a source with intimate knowledge of the transaction said.



The Crown Building.

A Citi spokesman declined to comment. Representatives for the other lenders did not return requests for comment by publication time.

The sponsors bought the 390,000-square-foot, 26-story office tower from **Spitzer Enterprises**, led by former New York Governor **Eliot Spitzer**, and New York-based **Winter Properties**.

Mr. Sutton and his joint venture partners additionally completed a \$500 million deal last week to put an **Aman Resorts** hotel on the building's fourth through 24th floors, Commercial Observer [has also learned](#). The hotel portion of the property will be sold off as a condominium, according to the person in the know.

The Crown Building, which contains roughly 100,000 square feet of retail space, is located on the corner of West 57th Street, where **Bergdorf Goodman**, **Louis Vuitton** and **Tiffany** anchor the other three corners of the intersection. Luxury retail tenants in the newly purchased asset include **Piaget**, **Bulgari** and **Mikimoto**.

The **Warren and Wetmore**-designed property was completed in 1921.

At about \$4,490 per square foot, the per-square-foot-price paid by Mr. Sutton of **Wharton Properties** and GGP is a world record for an entire office building, while the surrounding neighborhood is considered the world's most expensive retail district, as Bloomberg News previously reported.

Mr. Sutton and a spokeswoman for GGP declined to comment.