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LATE CITY FINAL

Oceana Relocates to The McGraw Hill Building Mogull Brokers the Deal

The **Livanos** family's Oceana restaurant is relocating into nearly 18,800 feet at the McGraw-Hill Building at 1221 Avenue of the Americas.

"After this deal it will be called the Surf & Turf Building," quipped **Kim Mogull** of Mogull Realty, who represented both sides of the deal.

Mogull is referring to the neighboring Del Frisco's Double Eagle Steak House, which already attracts legions of diners in its 16,000 feet.

Oceana intends to open next fall after it relocates from 55 E. 54th St., where the restaurant occupies the entire brownstone.

The Rockefeller Group Development Corp. had the former Strawberry's space available but it was too small.

After a lot of brainstorming, the executives came up with enough territory to satisfy the hungry fish.

"We broke into the lobby and took over underutilized hallway and concourse space," said Mogull.

One last 4,500-foot retail space is available on West 48th Street. where a former Duane Reade had 90 feet of frontage. Mogull is the exclusive agent on that space.

Ed Guiltinan and **Beth Berlin Dreyfuss** worked in-house for the Rockefeller Group Development Corp.

"Oceana is a great addition to the distinguished dining choices we enjoy on Rockefeller Center's West Side," said Guiltinan.