

**For Immediate Release
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**Avison Young announces over 45,700 square feet of office leasing
at 1140 Avenue of the Americas in Midtown Manhattan**

Building also introduces new concierge service and amenity center

New York City – Avison Young, the exclusive leasing agent for **1140 Avenue of the Americas**, has announced over **45,700 square feet of leasing activity, the launch of a new concierge service and the introduction of a new amenity center** at the 250,000-square-foot office tower located on the corner of 44th Street in Midtown Manhattan.

An Avison Young team consisting of **Principal Todd Korren, Senior Director Brooks Hauf** and **Associate Peter Johnson** represented the building owner, New York City REIT, in each of the four lease transactions which include:

- **A 12,750-square-foot new lease for Vatic Labs, a trading technology firm, for its New York City headquarters**
- **A 12,750-square-foot lease extension and expansion for real estate investment firm Almanac Realty Investors**
- **A 12,750-square-foot lease extension for PSL Group, a pharmaceutical research, medical education, and publishing firm**
- **A 7,466-square-foot lease renewal for Grace Beauty, a marketer, investor and distributor of beauty products**

Avison Young was named exclusive leasing agent for the 22-story, Class A property in order to initiate an aggressive repositioning strategy to attract a broader range of tenants.

“We are extremely proud to see our comprehensive strategy for activating and repositioning this asset play out as we continue to diversify the tenant roster, while retaining top quality tenants,” said Korren. “We are confident that we will continue to attract a broad pool of diverse tenants to this high-quality and fully renovated property, which is centrally located between Times Square, Bryant Park, Grand Central, and Rockefeller Center.”

Hauf continued, “Our team also is pleased to announce a menu of new amenities and virtual concierge services offered through LIVunLtd, which is a third-party operator that will enhance the work/life experience of tenants in the building. The service offerings include seasonal events, lectures, fitness classes, health/wellness programming along with booking requests for reservations to restaurants, entertainment and travel activities.”

The property features a stunning lobby with soaring 23-foot ceilings, French limestone floors, volcanic stone walls and dramatic wall sculptures, and outdoor terraces, while full and partial floor pre-built office suites offer excellent access to natural light and exceptional views due to the substantial setbacks of neighboring buildings.

The building is conveniently located at one of Midtown Manhattan's most desirable locations near numerous restaurants, University clubs, entertainment venues and Bryant Park. Sitting inside the commuter triangle, 1140 A of A provides for easy access to multiple transit hubs including Grand Central Terminal and Port Authority and at the epicenter of most subway lines including the 1, 2, 3, 4, 5, 6, 7, A, C, E, N, Q, R, S and W.

Outside agents representing tenants in the building's lease transactions included Lance Leighton and Evan Margolin of Savills, which represented Vatic Labs; Silvio Petriello and Taylor Scheinman of CBRE, which represented Almanac Realty Investors; Ryan McKinney and Lindsay Ornstein of Transwestern, which represented PSL Group; and Brad Auerbach, Ariel Ball and Lauren Crowley Corrinet of CBRE, which represented Grace Beauty.

Avison Young is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its Principals. Founded in 1978, with legacies dating back more than 200 years, the company comprises approximately 5,000 real estate professionals in 120 offices in 20 countries. The firm's experts provide value-added, client-centric investment sales, leasing, advisory, management and financing services to clients across the office, retail, industrial, multi-family and hospitality sectors.

For additional information/comment/photos:

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