

**For Immediate Release  
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## **Avison Young arranges sale of office condominium at 20 West 33rd Street**

*Office condominium at 20 West 33<sup>rd</sup> Street trades for \$12,499,570*

**New York City, NY – The Tri-State Investment Sales group for Avison Young** announced the sale of a 13,966 square-foot vacant office condominium occupying the entire 10th floor of a 13-story office building at 20 West 33<sup>rd</sup> Street between Fifth Avenue and Broadway. DKCOS CORP., a cosmetics company, purchased the office condo for \$12,499,570.

Avison Young's **Tri-State Investment Sales** group led by Principal **James Nelson** along with **Associate Director David Lawrence** and **Associate Carter Lovejoy**, represented the sellers, 60 Guilders and The Carlyle Group, in the negotiations. Rachel Kim of Zelnik & Company represented the buyer, DKCOS CORP.

"This sale is a great indicator of the strength of the office condominium market in Midtown Manhattan," Nelson said. "DKCOS CORP. will greatly benefit from the ability to lock in their occupancy costs and avoid the rising expense of leasing office space, while also owning an asset that will appreciate in value over time."

"We continue to see strong demand for office condominiums of this size as more and more companies come to understand the benefits of owning their office space instead of leasing," said Kevin Chisholm, Founder and Managing Partner of 60 Guilders. "We're thrilled to see DKCOS CORP. purchase another condominium within our portfolio as they enjoy the many benefits of property ownership."

Avison Young is currently marketing both vacant and occupied office condos at 18 and 20 West 33<sup>rd</sup> Street. These units can offer investors in-place income or end-users a unique opportunity to own their office space. There are units available from 2,811 square feet to a triplex penthouse office condominium totaling 33,980 square feet with an additional 5,180 square feet of outdoor space. More information is available [here](#).

The buildings are ideally located steps from Penn Station, Herald Square, the Port Authority, Grand Central Terminal, the PATH train, and 16 subway lines.

*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.*

60 Guilders, LLC (60G) is a private real estate investment and operating firm, with a current portfolio of office, retail, student housing, and industrial properties totaling 3 million square feet. 60G's operations are built around an extensive network of relationships and proprietary data, and are leveraged by its in-house expertise in acquisitions, dispositions, financing, asset management, construction management, leasing, marketing and accounting.

**For additional information/comment/photos:**

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Avison Young was a winner of **Canada's Best Managed Companies** program in 2011 and requalified in 2017 to maintain its status as a Best Managed Gold Standard company

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