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## **Hentze of HSP Real Estate arranges 8,500 s/f lease for Satori Laser**

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Joseph Hentze, Jr.,  
HSP Real Estate Group

Manhattan, NY Joseph Hentze, Jr. of HSP Real Estate Group, a member of NAI Global, has arranged the lease for an 8,500 s/f space at 45 West 34th St., between Fifth and Sixth Aves., for Satori Laser. Working with Hentze on behalf of the tenant was HSP executive director Jeffrey Zund. On behalf of the landlord, Hentze worked alongside HSP partner Dana Moskowitz and executive vice president John Monaco. Satori Laser, which is a laser and cosmetology practice with six locations in the borough, plus one in Long Island and another in Philadelphia, signed an 11-year lease for the space.

45 West 34th Street -  
Manhattan, NY

“Satori Laser clinics are traditionally situated in densely-populated office markets, close to transportation,” said Hentze. “Our team not only arranged an ideal location commensurate with this business model, I was able to work with my HSP colleagues on both sides of the transaction.”

Moskowitz said, “The tenant’s practice caters to models, as well as women and men in the general business population. Beyond being in a central business district, accessible to two significant transportation hubs, the dazzling new lobby makes a great first impression which, undoubtedly, helped secure the deal.”

In addition to the recently redesigned and renovated attended lobby and common areas, 45 West 34th St. has new mechanical systems and bathrooms, and four refitted elevators. The 12-story prewar commercial building also features loft-style office spaces with high-end finishes, open ceilings, and concrete floors.

The asking rent for Satori Laser’s second floor space was \$60 per rentable s/f and the tenant is responsible for the build-out.

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