



The Kaufman Org. brokers six leases totaling 12,785 s/f at The Nelson Tower

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The Kaufman Organization, which specializes in leasing and managing office space has brokered six leases totaling 12,785 s/f at The Nelson Tower, located at 450 Seventh Ave. The building continues to see an uptick in leasing activity across multiple industries.

"The Nelson Tower fits the needs of those tenants seeking office space with great value, quality and convenience; the building is steps away from several major transportation hubs," said Barbara Raskob of the Kaufman Org. "The recent leases secured at The Nelson Tower brings the building to a current occupancy of 98%."

Although the terms of the leases were undisclosed, the asking rent in each transaction was in the high \$40's per-s/f.

The Kaufman Org. signed the following leases:

- * Morstan General Agency, Inc., a general insurance agency that provides service for small to mid-size insurance brokers with expediency for certain carriers or specific risks, signed a five-year, 3,887 s/f lease. Barbara Raskob represented the landlord and the tenant.
- * Human Rights in China, Inc., an international organization with a mission to promote human rights for the People's Republic of China, signed a five-year, 2,639 s/f lease. Barbara Raskob represented the landlord, whereas Steven Marvin of Olmstead Properties, Inc. represented the tenant.
- * Etna Consulting Structural Engineering, a private engineering firm, signed a five-year, 2,495 s/f expansion lease. Raskob represented the landlord and the tenant in the transaction. The firm has been a tenant at The Nelson Tower for several years and is moving into a larger space within the building to accommodate company growth.
- * Hilltop Equities, LLC., a real estate firm, signed a seven-year, 1,695 s/f renewal lease. Raskob represented the landlord, whereas Jay Futersak of Dakota Realty Group, LLC, represented the tenant.
- * Henry Hanger Company of America, Inc., a manufacturer of fine quality garment hangers, signed a three-year, 1,536 s/f renewal lease. Raskob represented the landlord and the tenant. The space is the company's corporate headquarters.
- * USA Elevator Corp., a private elevator company, signed a five-year, 533 s/f lease. Steven Kaufman of the Kaufman Organization represented the landlord and the tenant.

450 Seventh Ave., located in the Fashion District, features 24-hour, 7 day-a-week on-site security and management. Tenants include the Citibank Real Estate and the Metropolitan Transportation Authority, Coal Fire, Reliant Security, Stuart Dean Inc. 450 Seventh Ave. is steps away from Herald Square and Penn Station.

The Kaufman Organization, with 100 years experience and 5.4 million square feet of owned or managed space, has long been considered one of the most prominent and well-respected real estate companies in the New York metropolitan area. The company offers a fully integrated spectrum of leasing and management services to diverse owners and tenants and is continually looking to build its portfolio through property acquisitions.

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