



Rampersad of The Moinian Group arranges 22,400 s/f lease

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The Moinian Group closed a 22,400 s/f, long-term lease for Merchant Cash and Capital at 450/460 Park Ave. South. The 12-story, 180,000 s/f office building located between East 30th and 31st Sts. is now fully leased.

Jovani Rampersad, commercial leasing director for Moinian, negotiated the lease on behalf of the owner, while Ira Rovitz of Newmark Grubb Knight Frank represented the tenant. The 22,400 s/f lease at the building represents an expansion and extension for Merchant Cash and Capital. The business had taken an extra 6,900 s/f last year at 450/460 Park Ave. South and will now further expand by 9,000 s/f to become the building's second largest tenant.

"In a flurry of leasing this year at 450/460 Park Ave. South, we are pleased to announce that the building is now 100% leased. Our prime location in a vibrant section of Midtown has attracted a mix of top tenants. Merchant Cash and Capital has been a long-time tenant of ours, and we are fortunate to have been able to accommodate its growing business within the building," said Rampersad of The Moinian Group.

Located in the vibrant Midtown South section of Manhattan, 450/460 Park Avenue South features abundant natural light on all floors. Its prime location offers convenient access to both Grand Central Terminal and Penn Station, and is one block away from the #6 subway line. 450/460 Park Avenue South is surrounded by sophisticated hotels such as the Ace, Gansevoort Park, Eventi, and NoMad, and restaurants such as Eleven Madison, Eataly and Shake Shack. Other corporate tenants include Office Links, Merchant Cash and Capital, Mimeo.com and Deep Focus.

Founded by Joseph Moinian, The Moinian Group today owns and operates a portfolio in excess of 20 million square feet of assets valued at nearly \$10 billion across the U.S. - and is among the only national real estate entities to develop, own and operate properties across every asset category, including office, hotel, retail, condos and rental apartments. The Moinian Group's holdings include high-profile assets in America's leading cities, including New York, Chicago, Dallas and Los Angeles, making the firm a major player in the world of real estate. The Moinian Group's diverse capabilities and experienced management team provide the ability to maximize all aspects of the real estate options they pursue. The company is operated in an institutional manner and the company's upper management utilizes strategic approaches in property acquisition and is well-versed in planning, zoning, environmental reviews and design management, including commercial and retail leasing. For the past three decades, The Moinian Group has been a pioneer in the development of emerging areas of New York City such as Downtown and West Side of Manhattan, developing commercial, residential and mixed-use projects that combine luxury living, modern office space and high quality retail. The Moinian Group maintains a reputation for

developing state-of-the-art, aesthetically distinguished properties as the firm continues to strive for excellence.

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