



Schwartz of GHP and London of Laurence London broker 8,161 s/f

August 25, 2014 - Front Section

GHP Office Realty, LLC, a major owner and manager of office and retail properties in Westchester County, signed an 8,161 s/f, 10-year lease with ENT and Allergy Associates on the sixth floor of 145 Huguenot St. 145 Huguenot St. is a class A, 300,000 s/f building in downtown with views of the Long Island Sound and Westchester County.

Jamie Schwartz, executive vice president of GHP represented the owner of the building. Laurence London of Laurence London & Co., LLC represented ENT and Allergy Associates in the deal. Schwartz said, "We are happy that a medical practice as prestigious as ENT and Allergy Associates chose to relocate to our building. Some of the factors that assisted us in making the deal were the stable ownership of the building, its location near Montefiore New Rochelle Hospital, its proximity to the New Rochelle Train and Bus Station as well as the building's amenity package. The lease is worth more than \$2.5million." He added, "The leasing momentum at 145 Huguenot St. is very strong. We were able to sign the ENT and Allergy Associates lease on the heels of us completing a 28,132 s/f lease for the entire 8th floor of the building. We are also in final negotiations for an additional 18,984 s/f. That would bring the total absorption of space at the building to 55,277 s/f over the past three months."

ENT and Allergy Associates will join other medical practices at the building such as Sound Shore Pediatrics and Northeast Medical Group. In addition to the amazing views, 145 Huguenot St. boasts such amenities as full-time concierge, onsite parking, onsite caf   and is located in the New Rochelle CBD, one and a half blocks from the New Rochelle Metro North/Amtrak train station, minutes from I-95 and across the street from New Roc City.

The building has additional office availabilities of approximately 1,100 rsf up to 11,000 rsf where reasonable subdivisions will be considered.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540