



## **Chudnoff and Wunsch of JLL represent tenant in 8,508 s/f lease at 321 West 44th St.**

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JLL completed a new, direct transaction for Tag Wall LLC at 321 West 44th St., also known as The Plant, with building owner Jowa Holdings Co. Ltd. The architectural wall manufacturer and distributor signed a 10-plus-year lease for 8,508 s/f at the class B, 228,268 s/f commercial office building.

The tenant, Tag Wall, was represented by Alexander Chudnoff, vice chairman, and Brittany Wunsch, vice president, both with JLL. Building owner Jowa Holdings was represented by Howard Hersch, executive vice president, and Justin Haber, associate, also with JLL.

"Tag Wall was looking for creative, unique space for its expanding business," said Wunsch. "The Plant, with its storied history in Manhattan, was an ideal location for the architectural wall manufacturer and distributor. The building is located just steps from Times Square and a wide variety of transportation options."

Tag Wall will occupy a portion of the second floor at 321 West 44th St., which is located between Eighth and Ninth Aves. The architectural wall manufacturer and distributor is relocating and expanding at the building from its previous offices at 28 West 44th St.

The 10-story, 321 West 44th St. was designed by Thomas W. Golding and constructed in 1929. Building ownership recently completed a capital improvement program that included a new lobby, common areas and restrooms. The office building was awarded Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council and platinum-level Wired Certification by WiredNYC.

Known as The Record Plant from the late 1960s to the mid-1980s, the building was the first studio to provide musicians with a comfortable, casual environment for recording. John Lennon, Bruce Springsteen, Aerosmith, Jimi Hendrix and Van Halen are among the many artists who recorded music at the studio.

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