



## **Cohen, Caseley, Hornstock and Warner of ABS Partners Real Estate arrange \$37.25 million sale of 62 West 45th St.**

August 20, 2019 - Front Section

Manhattan, NY ABS Partners Real Estate has arranged the \$37.25 million sale of 62 West 45th St., a 12-story, mid-block class B office building located east of Avenue of America's Corporate Row that had been privately owned for nearly 40 years. ABS' Alan Cohen, Jay Caseley, Steven Hornstock and Alex Warner represented the seller, 62 West 45th Street Associates, LLC.

"In a market where there is still a dearth of building sales, we were delighted to have played an integral role in this transaction," said Cohen, a partner and executive managing director of ABS Partners. "This building is perfect for small to mid-size companies looking for a full-floor presence in Midtown, for which we've seen a tremendous uptick in demand for."

The 55,800 s/f building, between Times Sq., Rockefeller Center, Bryant Park and Grand Central Station, has windows on three sides that provide a light and air to each floor, a renovated lobby and elevators, and ground floor retail with 11 office units above.

The building is suitable for repositioning as a boutique office space and there are 4,741 s/f of development rights available on the lot. The property is close to the N, R, Q, W, B, D, F, M, 7, 4, 5 and 6 subway lines.

"We look forward to working with the new ownership on leasing the upcoming available floors," said Caseley, a partner and executive managing director of ABS Partners, who will be heading up the leasing efforts with Cohen.

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