



Walter & Samuels signs GF55 Partners to 8,000 s/f at 225 West 39th St.

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Manhattan, NY According to Walter & Samuels, Inc., architecture firm GF55 Partners has leased the entire 9th floor, comprising 8,000 s/f, at 225 West 39th St. between Seventh and Eighth Aves. GF55 Partners will be moving from 19 West 21st St.

The owner, an investment group headed by David Berley, was represented in-house by Tony Builder and Mark Davis on the 10-year lease. Asking rents at the building \$52 per s/f.

The move comes as Walter & Samuels, Inc. has announced the planned upgrades for the building.

“225 West 39th St. will be undergoing a major capital improvement program that will include replacing the elevator cabs, upgrading the lobby and delivering spaces to a higher quality standard. We are excited to continue to attract creative, high quality tenants to our portfolio,” said Walter & Samuels president Joseph Manasseri.

“Located close to Hudson Yards, the new GF55 office will be a light filled, full floor space and a critical next step in the expansion of our company,” said David Gross, AIA partner GF55 Architects. “Our new space will facilitate business opportunities and serve as a design think tank.”

The 12-story building is also home to Lighthouse Films, Diaz Architects and WeWork, which leased two floors late last year for HQ by WeWork.

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