



## **Stracci and Stein of NKF advises Thirty Five Ventures on new headquarters lease: 4,500 s/f at 112 7th Ave.**

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Manhattan, NY According to Newmark Knight Frank, (NKF) Thirty Five Ventures has signed a new office lease for the penthouse at 112 7th Ave., which will serve as the company's new headquarters. The full floor consists of 4,500 s/f, in a new glass and steel development, located on 7th Avenue and West 17th St. in the Chelsea neighborhood.

NKF's Todd Stracci and Hal Stein represented Thirty Five Ventures on the lease transaction.

"Thirty Five Ventures will occupy the entire penthouse in a beautiful new building with a private lobby, elevator and 3,000 s/f exclusive roof deck in the heart of Chelsea. This is a full building identity appropriate for the company's business and media presence. We were fortunate to secure such a unique development opportunity in a highly competitive submarket," said Stracci.

112 7th Ave. is development by Aurora Capital Associates, A&H Acquisitions and Extell. Aurora is known for their boutique new construction portfolio and success throughout the Meatpacking District. Brett Harvey of JLL represented ownership.

Thirty Five Ventures was co-founded by NBA champion Kevin Durant and his business partner Rich Kleiman and incorporates the duo's business entities across sports, tech, media, philanthropy and more.

Recent Thirty Five Ventures initiatives include The Boardroom, a multi-platform sports business/culture-focused vertical distributed by ESPN, the basketball-themed scripted series "SWAGGER" with Imagine Entertainment and Apple, an equity partnership with audio brand Master & Dynamic, and the Durant Center, an educational and leadership facility in Durant's hometown in Prince George's County, Md.

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