



Dayan and Weiss of Resolution Real Estate Partners broker three leases

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Manhattan, NY Within the first two months of 2021, three new tenants have signed leases at Brause Realty Inc.'s 320 Fifth Ave. The three new businesses joining the tenant roster at the office and showroom building include Ramallah Trading Co., Inc, which signed an 11-year lease on a 10,150 s/f full-floor; Home Expressions, Inc. will move into 3,190 s/f on the fifth floor; and GRJ, LLC and Dallien Realty Advisors, real estate firms leased a 2,901 s/f suite on the 10th floor.

Jonata Dayan, executive vice president, and Brett Weiss, senior associate/leasing of Resolution Real Estate Partners, LLC represented ownership for all three leases. In addition, they represented Ramallah Trading for the ninth-floor space, which is being delivered with new hardwood floors, exposed ceilings, and a sleek pantry, as well as LED lighting. Dayan and Weiss also represented Home Expressions on its five-year lease in a space that will feature a stunning showroom with open ceilings. The lease for GRJ, LLC and Dallien Realty Advisors was negotiated by Dallien's brokerage team, headed by Amanda Hudson.

"This area has long been a destination for textile and fashion businesses and we hope to welcome more textile tenants from 295 Fifth Ave.," said Dayan. "Clearly, many area businesses are also aware of the impressive renovations here."

Weiss said, "It is amazing that not even a pandemic has stopped leasing activity. We are fortunate to be working with an owner, Brause Realty, Inc., that has meticulously and diligently enhanced the building's health and safety features."

In addition to the building's large operable windows and air conditioning units featuring MERV 13 filters, last year Brause Realty, Inc. installed self-cleaning elevator buttons with NanoSeptic technology, which provides 24/7 surface cleaning and oxidizes organic contaminant. The lobby at 320 Fifth Avenue is also served by a 360-degree air purifier that includes HEPA/carbon filtration. In addition, the building offers complimentary bike storage for tenants.

320 Fifth Ave. is a 120,000 s/f, 12-story office building, conveniently located between 32nd and 33rd Sts. The building provides tenants with 24/7 access 365 days a year. It has partial floor suites, ranging from approximately 900- to 5,300 rentable square feet; and full floors ranging from 10,150- to 11,730 rentable s/f. Features, such as a restored lobby with vaulted ceilings, fully modernized elevators, and renovated floors, provide a contemporary ambiance that also pays homage to the original historic architecture. The diverse tenant mix at 320 Fifth Ave. reflects a wide variety of

industries, including fashion, textiles, furniture, engineering, technology, advertising, media, and real estate companies.

Both Ramallah Trading and Home Expressions are relocating from the former textile-focused building, 295 Fifth Ave. Ramallah Trading, which is doubling the size of its current offices, plans to relocate in September 2021. Home Expressions, which has warehouses in New Jersey, will be moving from its current Manhattan showroom in May 2021.

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