



## **Resolution Real Estate Partners and Brause Realty lease 10,150 s/f to Trident Global at 320 Fifth Ave.**

July 20, 2021 - Front Section

Manhattan, NY Brause Realty Inc. has welcomed Trident Global Inc. to 320 Fifth Ave. Over 30,000 s/f has been leased at 320 Fifth Ave. in the past 18 months despite the pandemic. The tenant, who signed a 10-year lease for the entire 10,150 s/f eighth floor, was motivated by the building's high ceilings, finishes and recent health and wellness upgrades, which include a 360° air purifier with HEPA/carbon filtration in the lobby and self-cleaning elevator buttons with NanoSeptic technology that provide 24/7 surface cleaning and oxidize organic contaminant. In addition, 320 Fifth Ave. features large operable windows and air conditioning units with MERV 13 filters.

Ownership was represented by the building's exclusive agents Jonata Dayan, executive vice president, and Brett Weiss, senior associate/leasing of Resolution Real Estate Partners. The tenant, who will relocate from 295 Fifth Ave. this fall, was represented by Evan Margolin, vice chairman, Savills.

Trident Global, Inc.'s new space will serve as headquarters for the company's U.S. division, whose customer base spans more than 75 countries across six continents and comprises such renowned brands as Ralph Lauren, Calvin Klein, Wal-Mart, IKEA, Macy's, and JC Penney.

"We are pleased to welcome this respected leader in the textile manufacturing industry to 320 Fifth Avenue," said Melissa Brause, Brause Realty Inc.'s director of leasing. "Resolution Real Estate has done a great job marketing the full array of improvements and amenities our building has to offer."

According to Dayan, "The owner's forward-thinking initiatives, combined with immersive virtual tours and promotion on social media, allowed 320 Fifth Ave. to remain successful throughout the pandemic. The building's central location, high ceilings and move-in ready pre-built spaces will continue to attract a diverse tenant mix as more offices and showrooms reopen."

Located between 32nd and 33rd Sts., 320 Fifth Ave. is a 120,000 s/f, 12-story office building that provides tenants 24/7 access, 365 days a year.

320 Fifth Ave. also features an expertly restored lobby with vaulted ceilings, fully modernized elevators, renovated floors, and complimentary bike storage for tenants. The building's wellness-focused installations and proximity to three transportation hubs is equally desirable to tenants from a wide variety of industries, including fashion, furniture, engineering, technology, advertising, media, and real estate companies.

