



Adams & Co. signs three leases totaling 16,782 s/f at 49 West 23rd St.

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Manhattan, NY According to Adams & Co., three new companies have signed a total of 16,782 s/f at 49 West 23rd St. in the Flatiron District, bringing the building to 100% leased. The deals include:

A 10-year, 5,594 s/f lease with Publishers Weekly (PWxyz, LLC), a digital media assets company, who will occupy the entire ninth floor.

A seven-year, 5,594 s/f lease with a boutique construction company that will occupy the entire fourth floor.

A five-year, 5,594 s/f lease with JB Drax Honore Inc., a market-leading executing broker that generates trade ideas, sources prices, provides trade anonymity and provides top level voice and electronic trade execution, that will occupy the entire tenth floor

“The recent transactions we were able to execute at 49 West 23rd St. are all from new, forward-thinking companies coming to the building, which serves as proof of the neighborhood’s resiliency,” said Jim Buslik, principal of Adams & Co. “Combining the prime Flatiron District location with the building’s recent renovations has increased traffic and we are confident we will continue to see a positive uptick in office return to the city.”

Buslik, with Alan Bonett and Bradley Cohn of Adams & Co. serve as the exclusive brokers for 49 West 23rd. Herb Goldberg of City Connections represented Publishers Weekly. Cohn and Bonett represented the construction company and Megan Allen of CBRE represented JB Drax Honore Inc. in the transactions. Asking rent was \$59 per s/f.

Located between Fifth and Sixth Ave., 49 West 23rd St. was built in 1916 and consists of 12 floors. The building is one of three attached buildings creating the Adams & Co.’s 23rd Street Complex. The office tower underwent lobby renovations in 2019 and features brand new prebuilt spaces. Located in the Flatiron District, tenants are close to the F, N, R 1, 2, and PATH transit.

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