



## **Thor Equities Group reaches full occupancy at 25 W. 39th St. with 12,046 s/f lease arranged by Avison Young**

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New York, NY Avison Young's New York office announced that it has arranged a new 12,046 s/f lease at Thor Equities' 25 West 39th St. Artificial intelligence marketing company Cognitiv.ai inked a long-term lease for the entire tenth floor of the Midtown office building, where it will relocate from 594 Broadway in the first quarter of 2022.

Avison Young principal & Tri-State chairman Arthur Mirante, principal John Ryan and associate Jean-Philippe (JP) Krahmer, who are all based in the firm's New York office, represented Thor Equities as the exclusive leasing agents for the building. Cognitiv.ai was represented by Allyson Bowen and Christina Bicks of Savills.

"Cognitiv's relocation and expansion from its former SoHo office speaks to the attractiveness of 25 West 39th Street's amenities, location and workspaces," said Ryan. "The building features a diverse tenant roster that credit the building as an ideal headquarters space that supports continued growth and business objectives."

"The lease with Cognitiv brings 25 W. 39th Street to full occupancy and demonstrates the demand for well-located properties in Manhattan. We look forward to welcoming them to their new headquarters and are pleased with the successful leasing of this asset," said Jack J. Sitt, executive vice president of Thor Equities North America, a division of Thor Equities Group

Built in 1907, 25 West 39th St. is a 205,000 s/f office building located between Fifth and Sixth Ave.'s in Midtown Manhattan. The building features a fully furnished landscaped rooftop with sweeping skyline views and accessibility to numerous transit options at Bryant Park, Grand Central Terminal and Penn Station.

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