



Atco Properties & Management welcomes Patiala Indian Grill at 240 West 35th St.

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240 West 35th St.

New York, NY ATCO Properties & Management announced it has finalized a 12-year, 3,665 s/f lease for Patiala Indian Grill at 240 West 35th St., an 18-story, 165,000 s/f office building in the Garment District.

Patiala will move into the retail space previously occupied by Café Metro on the building's ground floor and a portion of the mezzanine level in spring 2022. This will be the second location for Patiala, which will continue to operate its restaurant at 371 West 34th St.

Patiala joins a notable retail line-up at 240 West 35th St. that includes Latin American restaurant Café Nunez and Irish pub Jack Doyle's. With the new lease, the building's retail spaces are now 100% occupied.

"We are thrilled to welcome another fantastic dining option to our building at 240 West 35th St.," said Kate Hemmerdinger Goodman, co-president of ATCO Properties & Management. "Given our outstanding location just south of Times Square, Patiala will be a great amenity for our tenants and the neighborhood."

Jean Bates at Capital Real Estate Advisors represented Patiala in the transaction, while Kate Goodman represented building ownership in-house. Asking rent was \$150 per s/f.

Built in 1924 and renovated in 2019, 240 West 35th St. features a refreshed lobby with new elevators, as well as a complete façade and roof restoration. Major office tenants at the property include Diptyque, the Citizens Budget Commission (CBC), The New Group, and Fidelus Technology. According to Goodman, current available office spaces in the building range from 500 s/f to a full floor of 10,100 s/f.

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