



## **Avison Young complete six new office leases at 21 West 38th St.**

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New York, NY Avison Young's New York office has arranged six new leases totaling 26,790 s/f for Brause Realty Inc. at 21 West 38th St., bringing the building to approximately 90% leased. Communications firm Infinite Global, English language school Just English, electronic equipment wholesaler Migear International Group, nonprofit organization Advertising Club of New York, investment company Alder Management and privately held real estate capital advisory group Leviathan Capital each signed full floor 4,465 s/f leases for floors 16, 14, 13, 12, 11 and 9, respectively.

Avison Young principal Todd Korren and associate Rachel Rosenfeld, who are both based in the firm's New York office, represented the owner, an affiliate of Brause Realty Inc., as the exclusive leasing agents for the building. Avison Young is to lease two of Brause Realty's other properties at 254 West 31st St. and 330 East 59th St. Just English was represented by Jason Lund and Damla Barrett at Colliers, Leviathan Capital was represented by Dan Lolai and Mike Hymowitz at LSL Advisors, Migear International was represented by Jack Cohen at Spaces NYC, Infinite Global was represented by Matt DeRose at Nomad Group, Alder Management was represented by Jeff Zund of Resolution Real Estate Partners and The Advertising Club of New York was represented by Brian Weld and Matthew Etlinger of Cushman & Wakefield in the negotiations.

“21 West 38th St. has proven to resonate with a diverse range of companies who cite the building’s column-free floor plates and three sides of oversized windows as desirable traits that foster a bright, inviting work environment that supports collaboration and innovation, which has become an imperative tool for talent recruitment and retention in today’s market,” said Korren. “The building’s central, transit-oriented location and stable ownership have also been key factors in its continued leasing velocity.”

21 West 38th St. is a 17-story office building with full single tenant floors of 4,465 s/f. The building features pre-built and built-to-suit spaces with each floor containing operable windows, dedicated air conditioning systems and private restrooms. An elevator modernization featuring new cabs and mechanicals will be completed soon. 21 West 38th St. is located between Fifth and Sixth Ave.’s in Midtown Manhattan in the commuter triangle, providing convenient access to the 4,5,6,B,D,F,M,N,Q,R and W subway lines.

“Despite taking over leasing for 21 West 38th Street mid-pandemic, Avison Young successfully signed six new leases at the building in a short eight-month timeframe. We value our long-established relationship with the team and are pleased to continue working together on the leasing for 254 West 31st Street and 330 East 59th Street,” said Melissa Brause Rackoff of Brause Realty.

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