



Resolution RE arranges lease for new restaurant at 45 W. 46th St.

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New York, NY Jonata Dayan, executive vice president/co-op-condo sales, and Brett Weiss, director/leasing, Resolution Real Estate Partners LLC, a member of NAI Global, have arranged a 10-year lease for an approximately 1,700 s/f restaurant space, with 1,200 s/f below-grade working and storage area, at 45 West 46th St. Leased by 29Market Inc., the restaurant group that owns the popular Two Bros Pizza chain, including a unit down the street at 31 West 46th St., the new space is being completely rebuilt with a new kitchen. When completed, the restaurant will feature fast casual American cuisine with seating.

“We had been speaking to this tenant several months into the pandemic, around January 2021,” said Dayan. “As with so many commercial leases at the time, the lease was delayed. But with people returning to work in the area, the timing is excellent, and we wish these seasoned pros the very best in their newest endeavor!”

Weiss said, “This is a restaurant group that is flourishing with its fast-casual destinations. Opening a new full-service restaurant in this centrally located area is an excellent choice.”

Dayan and Weiss represented both the landlord, 77NY@46 Street LLC, and the tenant on the transaction. Asking rent was \$90-per-s/f. It is anticipated the restaurant will open in summer 2022.