



## **JLL completes six leases totaling 39,471 s/f at Tower 45**

June 28, 2022 - Front Section

New York, NY JLL has completed six leases for a total of 39,471 s/f of space at Tower 45, located at 120 West 45th St. in Manhattan, on behalf of owner Kamber Management Company.

The Dearie Law Firm leased the entire 13,969 s/f 16th floor for 10 years, and Lipsky Goodkin & Co., P.C. signed a 10-year renewal for 10,093 s/f across the entire seventh floor.

Also at Tower 45, Critical Trading, LLC renewed its lease of 2,674 s/f on the second floor for five years; The McPherson Firm, PC renewed for three years with 4,750 s/f on the partial 28th floor; Berg & Androphy renewed for 3,084 s/f for 18 months for the partial 38th floor; and Stan Johnson Company leased 4,901 s/f on the 26th floor for five years.

JLL was selected as exclusive leasing agent for Tower 45 by Kamber Management Company in December 2019. The JLL professionals representing the owner include Paul Glickman, vice chairman; Diana Biasotti, senior vice president; Kyle Young and Kip Orban, vice presidents; and Kate Roush, associate. Tenants Critical Trading, LLC and The McPherson Firm, PC, were represented in-house. The Dearie Law Firm was represented by Gary Ceder, managing director with Cushman & Wakefield; Lipsky Goodkin & Co. was represented by Savills executive managing directors Erik Schmall and Scott Weiss; Berg & Androphy was represented by Arash Sadighi, co-founder of Venture Capital; and Stan Johnson Company was represented by Gregory Albert, assistant director with Savills.

The Class-A, 458,446 s/f office tower is undergoing a multimillion-dollar capital improvement program to create a contemporary destination. The improvement program includes a thorough rejuvenation of the lobby and atrium, and the addition of a new amenity center focused around addressing tenant health and wellness. The lobby renovations were designed by Pei Cobb Freed & Partners and the amenity center is being designed by MKDA New York. Construction has already begun on the amenity center and atrium and Kamber is finalizing construction on the lobby renovation project.

The 40-story building was designed by Swanke Hayden Connell Architects and constructed in 1988. The building features AtmosAir, the world-class air purification system, along with a tenant-controlled cooling system for individual rooms, state-of-the-art security management and expertly trained professionals.

“Kamber Management Company is forward-thinking property owner that has positioned this building

to support tenants in employee attraction and retention,” said Young. “The leasing momentum in the property confirms that tenants are responding to high-quality spaces with significant amenity packages.”

“The new amenity center at Tower 45 is designed to offer safe, private areas for calls, meetings and reflection,” said Biasotti. “The building prioritizes tenant health while offering easy access to neighborhood amenities such as restaurants, shops and entertainment.”

Steven Levy, president of Kamber Management Company said, “We have new art and sculpture coming to the Atrium and Lobby this spring to enhance our tenants’ experience and the overall beauty of the entrance. Our flexible, efficient floor plates with plenty of light and the cleanest air, provide creative space solutions for a better, healthier workplace. The entire Kamber team is excited to offer our tenants the best in New York City work environments.”

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540