



Resolution RE Partners secures three new leases for 12,000+ s/f, plus an office expansion

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Dana Moskowitz

Jeffrey Zund

Manhattan, NY Dana Moskowitz, partner, and Jeffrey Zund, executive director/head of Leasing of Resolution Real Estate Partners LLC, a member of NAI Global, have arranged three new leases comprising approximately 12,470 s/f and a 2,000 s/f office expansion at 45 West 34th St.

Swish Breaks, a sports memorabilia trading company, signed a three-year lease for 3,930 s/f on the

eighth floor. The New Jersey-based company is establishing its first New York headquarters
Commerce Canal, a company that provides sales and marketing support to wholesalers, brands,
and licensees for online marketplaces, signed a four-year lease for 4,690 s/f on the 10th floor
The Arts Connection, a non-profit organization that provides arts education to public schools
throughout New York City, signed a five-year lease for 3,850 square feet on the 12th floor

In addition to the three new leases, long-term tenant PK Engineering signed another five-year
extension and expanded its current footprint to 2,000 s/f on the eighth floor.

“We are happily moving into the fourth quarter with a flurry of new leasing activity at 45 West 34th
Street, in addition to a seminal expansion and lease extension,” said Zund. “Clearly, the building’s
central location is a factor, but the new tenants were also attracted to the convenience of move-in
ready, pre-built space with elevated glass and stone finishes.

Moskowitz and Zund represented the landlord, 34th Street Commercial Properties, LLC, on all three
properties and additionally represented tenants Swish Breaks and Commerce Canal on the new
leases, and PK Engineering on the expansion. Ben Epstein of Current RE Advisors represented The
Arts Connection. Asking rents at 45 West 34th St. are \$45 per s/f.

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