



ATCO Properties & Management leases 1,787 s/f to Ongi Korean grill at 630 Third Ave.

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Manhattan, NY ATCO Properties & Management finalized a 10.5-year, 1,787 s/f lease for Ongi Korean grill, a new concept by Red Poke, at 630 Third Ave., a 252,000 s/f office tower located near Grand Central Terminal.

Ongi will be in the retail space previously occupied by P.F. Chang's To Go on the building's ground floor and anticipates a spring 2023 opening. Red Poke currently has two other restaurants, which will continue to operate at 600 9th Ave. and 885 8th Ave.

"We are thrilled to welcome a fantastic fast-casual dining option such as Ongi to our building at 630 Third Ave.," said Kate Hemmerdinger Goodman, co-president of ATCO . "With a prime Midtown location and close proximity to Grand Central Terminal, this new offering by Red Poke will be a great amenity for our tenants and the entire neighborhood."

Major office tenants at the property include Kraft Kennedy, Schwartz Levine Stark PLLC, All Nippon Airways Co. Ltd., Private Label Manufacturers Association, Commonwealth Land Title, Dreyfus Ashby, the Permanent Mission of the Republic of Slovenia to the United Nations, and Leader Berkon Colao & Silverstein. The building's retail occupiers include SPEAR Physical Therapy and Dig Inn.

The 23-story building recently underwent a capital improvement and amenities redesign, adding a new retail façade, new elevator cabs, sun-filled terraces on two floors, upgraded mechanical systems, and state-of-the-art security cameras and 24-hour security staff. The building also earned LEED Silver Certification.

630 Third Ave. is located between East 40th and 41st Sts. Landmark buildings located in close proximity include the Chrysler Building, Empire State Building, and Grand Central Station. The building is a brisk walk away from The New York Public Library, The Pierpont Morgan Library and Bryant Park.

Michael Paster of Newmark represented ATCO. Jon Pirraglia of RIPCOC Real Estate LLC represented Red Poke in the transaction. Asking rent was \$150 per s/f.

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