



JLL leases 35,918 s/f at Tower 45

May 16, 2023 - Front Section



Manhattan, NY JLL has leased 35,918 s/f of office space in a series of transactions at Tower 45, the 458,446 s/f class-A tower located at 120 West 45th St., on behalf of owner Kamber Management Co.

The deals coincides with the opening of a new, MKDA New York designed second-floor amenity center that features conferencing facilities, a tenant lounge, café and game room with shuffleboard.

Kamber previously refurbished the building's 15-story lobby with an inspired art installation and new integrated destination dispatch elevators with a touchless security system. This summer, ownership will open the upgraded exterior atrium with expanded seating options, a vertical garden that contributes to improved air quality and acoustic filtering, and art and sculpture that sets the space apart.

Steven Levy, president of Kamber Management Co. said, “Kamber continues to lead by investing in our tenants’ comfort and wellbeing with best-in-class building systems, office space and amenities. In 2016, Tower 45 became the first office building in New York to offer the finest air filtration system available, long before the tenants began to demand it. The continued leasing momentum at Tower 45 validates those efforts and we are delighted to welcome these five new tenants and to renew our partnership with two other long-term tenants.”

In the largest of the recent transactions South Korean bank, Nonghyup Bank signed a 10-year lease for 8,194 s/f of office space on the 19th floor of the property.

Hedge fund Rivulet Capital took 5,397 s/f on the 27th floor; AECOM Capital, a division of construction giant AECOM, leased 4,214 s/f on the 36th floor; hotel real estate lender, owner, and asset manager, Ramsfield Hospitality signed a lease for 2,116 s/f on the 24th floor; and Swiss-based marine fuel supplier, Minerva Bunkering, leased 3,389 s/f on the 30th floor.

Meanwhile, global haircare leader, Wella Corp. signed a 10-year renewal for its 10,093 s/f space across the entire third floor of Tower 45, and Korean securities firm, NH Investment, expanded to 6,310 s/f on the 24th floor.

A JLL leasing team led by Paul Glickman, vice chairman; Diana Biasotti, senior vice president; Kyle Young, vice president; and Kate Roush, associate, represented ownership in all of the transactions. AECOM was represented by Cushman & Wakefield; Minerva Bunkering by Cresa; Wella and Nonghyup Bank by CBRE; Ramsfield Hospitality by broker, Arthur Draznin and; Nonghyup Bank was represented by Cushman & Wakefield.

Tower 45 is home to celebrated steakhouse chain, Bobby Van’s, and steps from the world-famous Times Square bowtie, Bryant Park, Rockefeller Center and Grand Central Terminal. Its central location in the heart of Midtown provides easy access to multiple transportation options in a business district proliferated by major corporation

Designed by Swanke Hayden Connell Architects and constructed in 1988, the 40-story building has been meticulously upgraded and maintained by Kamber Management Company with features that include the world-class air purification system, AtmosAir, a tenant-controlled cooling system for individual rooms, state-of-the-art security management and flexible, efficient floor plates with plenty of light and air.