



ATCO Properties & Management completes six new renewals totaling 30,000 s/f

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Manhattan, NY ATCO Properties & Management announced that six of its current office tenants have signed lease renewals totaling 29,668 s/f across three midtown properties: 555 Fifth Ave., 630 Third Ave. and 381 Park Ave. S.

“Building strong relationships with our tenants and providing them with the highest quality offerings are of the utmost importance to us at ATCO Properties and Management,” said Kate Hemmerdinger Goodman, co-president of ATCO Properties & Management. “This plethora of renewals at buildings across our portfolio speaks to our ongoing success in doing so. We looked forward to their continued tenancy.”

555 Fifth Ave.

At 555 Fifth Avenue, a 20-story, 257,000 s/f office building, law firm Nicoletti Spinner Ryan Gulino Pinter LLP will remain on a portion of the 8th floor in 12,497 s/f of space. The firm represents national and international insurance and reinsurance companies, as well as commercial and private clients on a wide range of insurance-related matters in New York and New Jersey.

In the same building, accounting firm Frankel & Salamo, LLC renewed for 3,425 s/f on the ninth floor.

Hemmerdinger Goodman represented building ownership in-house on both leases. James Gale of CBRE represented Nicoletti Spinner Ryan Gulino Pinter LLP in the transaction. Asking rents were \$58-\$63 per s/f.

630 Third Ave.

At 630 Third Ave., a 23-story 252,000 s/f office tower located steps from Grand Central Terminal, fragrance manufacturer and distributor Parlux, Ltd., renewed its lease for 7,371 s/f on the 6th floor.

Law firm MRTL Realty LLC has also renewed its lease for 4,285 square feet on the 18th floor.

Hemmerdinger Goodman represented building ownership in-house on both leases. Howard Kessler of Newmark & Company Real Estate, Inc. represented Parlux. Asking rents were \$56-\$62 per s/f.

381 Park Ave. S

At 381 Park Ave. S, a 17-floor 228,000 s/f building across from Madison Square Park, Industrial Development Funding, LLC renewed its lease for 1,279 s/f on the 11th floor. The private credit platform provides funding solutions to global industrials that accelerate the development and deployment of products and technologies key to energy transition and decarbonization efforts.

Also at 381 Park Ave. S, talent representation firm CxC II Enterprises, Inc, (successor-in-interest to FunnyFace, Inc.), renewed its lease for 811 s/f on the 8th floor.

Hemmerdinger Goodman represented building ownership in-house on both leases. No tenant brokers were involved in either transaction. Asking rents were \$62-\$69 per s/f.

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