



Williams Equities completes 66,000 s/f relocation/expansion at 28 & 40 West 23rd St.

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Manhattan, NY Williams Equities has completed a long-term, 66,000 s/f relocation and expansion with Ramp, the finance automation platform, at the ownership group's 28 & 40 West 23rd St. property in Midtown South.

Relocating from Union Sq. to Flatiron to accommodate its growth, Ramp will now occupy the entire second floor at 28 & 40 West 23rd St., subleasing its office space from Microsoft through March 2024, and then transitioning to a new direct lease.

The two-building, 561,000 s/f mixed-use property at 28 & 40 West 23rd St. is owned and controlled by Williams Equities and located between Fifth and Sixth Aves. Long-time retail anchor Home Depot occupies the ground floor, lower level, and mezzanine.

“Ramp is one of the fastest growing startups in New York and a tremendous addition to our roster of tenants at 23 & 40 West 23rd St.,” said Mac Roos, of Colliers, who along with colleagues Andrew Roos, Michael Cohen, and Jessica Verdi, represented ownership in the new transaction. “We look forward to their continued growth as they bring the kind of creative energy and workforce that thrive within the building.”

“We are excited to welcome RAMP to Flatiron, which continues to be a resilient hub for tenants in the technology, advertising, media, and information sector,” said James Mettham, president of the Flatiron NoMad Partnership. “Companies like RAMP are leasing in Flatiron and NoMad because the district exemplifies the best qualities of a ‘New’ New York that businesses and their employees need to grow and thrive in, including cutting-edge building amenities, ample transit access, beautiful public spaces, and bustling streetscapes with plentiful options for dining, shopping, and culture.”

Williams Equities has made considerable capital improvements at the cast-iron property over the last several years, reinventing the asset into a state-of-the-art destination for creative firms—such as technology and fashion. Capital improvements included new lobbies to both of the building's 23rd Street side lobbies and new cooling towers on the roof. There are also plans to build a brand-new roof deck that will be offered as a tenant amenity.

Other tenants at the property include Estee Lauder brand Aramis.