



**Brod and Waller of ABS Partners Real Estate lease 3,948 s/f at
145 East 57th St.**

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Manhattan, NY The New York Professional Nurses Union has leased space at 145 East 57th St., said Ben Waller, partner at ABS Partners Real Estate, the building's managing and leasing agent.

The long-term lease for the nurses' union of the Lenox Hill Hospital group comprises 3,948 s/f. The tenant is due to take occupancy of the space on the fifth floor in the first quarter of 2024. It had previously been located at 241 East 75th St.

ABS Partners John Brod and Waller were the brokers for the owner of the building, which is 145 E. 57th Street Associates. Brian Weld of Cushman & Wakefield represented the tenant.

The full floor is 5,087 s/f and was prebuilt with offices, meeting rooms and support space. In order to meet the requirements of the union, ABS proposed dividing the floor and customizing the space for the union's specific needs.

A 13-story boutique office building with ground-floor retail in the Plaza District, 145 East 57th St. totals 58,500 s/f and offers full-floor spaces. Convenient to mass transit and restaurants, the property features 24/7 access, a "Fresh Air Flow" system, and 200-amp electric service, which is nearly double the power of many neighboring buildings.

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