



Fitness International leases 36,500 s/f at AmTrust's 59 Maiden Ln.

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Manhattan, NY AmTrust RE (AmTrust) completed a 36,500 s/f lease for the entire retail component of 59 Maiden Ln. In the space, the tenant, Fitness International LLC, will unveil its 'Club Studio' concept, a fitness experience that brings next-level amenities and boutique fitness classes together in one facility.

Located in the northern pocket of the Financial District, 59 Maiden features ground-, sub-ground, and mezzanine-level retail space as well as a sizable outdoor plaza. The property is located at the base of a fully leased one million s/f office tower and is surrounded by residential properties including 8 Spruce St., 19 Dutch St. and 130 William St.

AmTrust RE was represented by masonre founder and chief executive officer, David Abrams and

directors Eliot Goldschmidt, Jeff Jacobson and Brandon Miller in the lease transaction. Fitness International was represented by Chase Welles of the Shopping Center Group and John Kalamaras of the RealSource Group.

“Club Studio’s new lease at 59 Maiden Lane marks a pivotal moment in the revitalization of downtown Manhattan,” said Jonathan Bennett, president of AmTrust. “Historically, this district was the city’s financial epicenter, but its ongoing transformation and tremendous potential as a mixed-use neighborhood is underscored by the recent surge in residential development. Club Studio is a one-of-a-kind fitness experience that will cater to both local residents and our commercial tenants, and this new neighborhood amenity is yet another indication of FiDi’s resurgence.”

Operated by Fitness International, one of the fastest-growing health club chains in the U.S., Club Studio offers innovative classes with premier instructors and top-tier trainers, first-class amenities, and the industry’s latest equipment. Club Studio also provides members with access to steam rooms; cryotherapy; infrared saunas; whirlpool spas; personal training and studio one-on-one sessions; and a retail store. Fitness International announced the opening of its first Club Studio location at Oak Creek Shopping Center in Irvine, Ca. in January 2023. Since then, the company has unveiled plans for several additional locations in California, Connecticut, Florida, Georgia, Michigan, Texas and Virginia.

“Fitness International is excited to introduce our innovative concept, Club Studio, to 59 Maiden Lane. Club Studio strives to provide an unrivaled fitness and wellness experience, in a convenient, central position in the markets we serve. The blend of residents and office workers within the Financial District makes it an ideal complement to our first Manhattan deal near Columbus Circle. We have additional locations in development and plan to open at least 6 club studios in Manhattan within 36 months and many more in the greater New York area,” said Nick Roberts, senior VP real estate, Fitness International, LLC.

“After an initial lull at the beginning of COVID, fitness has made a complete comeback, and we anticipate Club Studio’s presence in the heart of FiDi to be an attractive gym option for both 59 Maiden’s office tenants and those at adjoining properties,” said Anne Holker, AmTrust’s managing director of leasing and acquisitions. “We’re proud that 59 Maiden Lane will serve as the concept’s first-ever Manhattan location and are anxious to see the increased vibrancy it brings to the building.”

“The expansive retail footprint, large outdoor plaza adjoining the building and ideal location at 59 Maiden presented an incredible opportunity, and we look forward to seeing the space activated by Club Studio,” said masonre’s David Abrams. “Club Studio is raising the bar across the country when it comes to fostering an unmatched fitness experience, and entering the New York market in this dynamic neighborhood will only help grow its national brand.”