



**ATCO Properties & Management leases 12,077 s/f at 381 Park Ave. South**

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Manhattan, NY ATCO Properties & Management made known that Lee & Low Books, has signed a new 5,844 s/f office lease at 381 Park Ave. South and Goldstein, Rikon, Rikon & Levi, PC and Forefront Communications have renewed their leases at the building.

As part of the three-year lease, Lee & Low Books will occupy part of the 14th floor at 381 Park Ave. South in the second quarter of 2024.

Goldstein, Rikon, Rikon, & Levi has signed a five-year renewal for the 4,409 s/f space it has occupied on the 9th floor since 2014.

Forefront Communications completed a three-year renewal for the 1,824 s/f space on the 7th floor that it has occupied since 2019.

Robert Tunis, Kyle Berlinsky and Joseph Mangiacotti of Colliers represented building ownership in the Lee & Low Books and Goldstein, Rikon, Rikon, & Levi, PC transactions. Kate Hemmerdinger Goodman, co-president at ATCO represented building ownership in the Forefront Communications lease. On the tenant side, David Kahane of DAK Commercial Realty, LLC represented Goldstein, Rikon, Rikon, & Levi, PC. The asking rent for all three deals was \$62 per s/f.

“We are pleased to welcome independent children’s book publisher Lee & Low Books to 381 Park Avenue South and appreciative that leading eminent domain law firm, Goldstein, Rikon, Rikon & Levi PC and strategic communications agency, Forefront Communications, have chosen the property again,” said Hemmerdinger Goodman. “Our ability to provide tenants with high-quality space and exceptional service make the building an attractive destination for companies seeking a home in the desirable Flatiron District.”

These deals further extend the 17-story building’s recent leasing momentum. Last month, ATCO announced Eton Inc., a full-service menswear company, signed a 5,000 s/f lease at the building. Additionally, in January Caudalie Inc., a French skincare company, announced it was establishing a 14,000 s/f U.S. headquarters at the property.

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