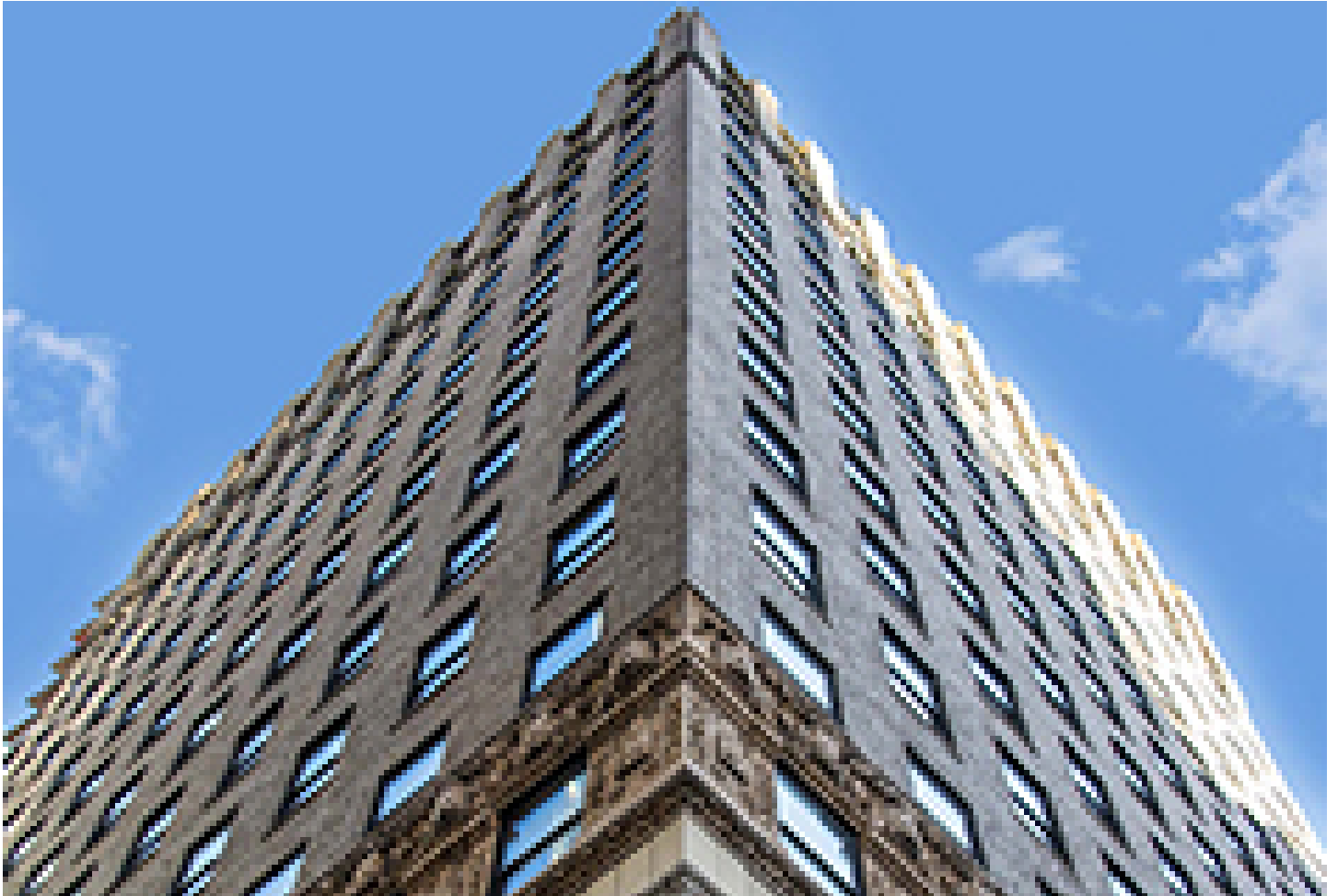




## **Newmark signs 53,281 s/f of leases at 1040 Avenue of the Americas**

July 16, 2024 - Front Section



Manhattan, NY Newmark leased 53,281 s/f of office space at Skyline Developers' 1040 Avenue of the Americas. This series of leases, initiated since Q1 2024, includes new leases, expansions, extensions and relocations, resulting in 97% occupancy. Newmark vice chairman William Cohen, managing director JD Cohen and associate director Ariel Harwood represented ownership in these transactions.

“The combination of a long-term strategy of embracing existing tenants, the prime location within the commuter triangle and offering good value speaks volumes when tenants return to the building and extend their leases,” said Cohen. “The building’s strategic location, solid infrastructure and quality tenant services continue to attract and retain excellent tenants.”

The latest leases include:

- Dice Career Solutions, a leading career hub for technology professionals, extended its 12,007 s/f lease for a new 10-year term.
- Meirowitz & Wasserberg, a law firm focused on personal injury cases, expanded its office space to 12,007 s/f.
- Bochner IP, LLC, a law firm specializing in intellectual property, extended and expanded its lease by an additional 6,122 s/f, totaling 8,256 s/f.
- Daniel H. Cook, a healthcare law firm, signed a new lease for 6,895 s/f on the entire 24th floor.
- Up Entertainment, a media and entertainment company, extended its 6,842 s/f lease.
- Terasky, a global solution integrator that helps companies overcome complex infrastructure, platform engineering and DevOps challenges, established its first U.S. office with a 5,448 s/f lease.
- Sharp Decisions Inc., a strategic consulting firm, signed a 3,789 s/f lease extension.
- NextSource, a workforce solutions company, relocated to a new prebuilt space of 1,826 s/f.

1040 Avenue of the Americas is a 24-story art deco building that underwent a full-scale renovation and façade restoration in 2016.

which included adding a new lobby while maintaining its historical design. Located near Penn Station and subway portals at 40th and 6th, 1040 Avenue of the Americas meets the needs of businesses seeking commercial space.

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