



**The Moinian Group inks 16,129 s/f lease with Pixida in NoMad**

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Manhattan, NY The Moinian Group signed a 16,129 s/f, 20-year lease with Pixida, a Mediterranean-style restaurant at 245 Fifth Ave. in the NoMad neighborhood. Upon opening in Q4 of 2025, Pixida's multi-level space, inclusive of a mezzanine, will deliver an enhanced Greek cuisine offering to the region.

Gregg Weisser, executive managing director of commercial and retail real estate at The Moinian Group, Brad Schwarz, executive managing director/principal at Lee & Associates NYC and Olivia Hwang, senior managing director at Lee & Associates NYC represented the landlord in the transaction. The tenant (Pixida) was represented by David Graff, vice president of commercial real estate at Compass.

"The addition of Pixida symbolizes a number of significant milestones for 245 Fifth Ave. as we add a renowned culinary concept to the region and reach full retail occupancy at the property," said Weisser.

"The building's unparalleled and accessible location continues to attract best-in-class businesses, and we look forward Pixida opening its doors in the neighborhood."

"245 Fifth Ave. presented a rare opportunity to secure a prime corner space in Nomad," said Schwarz. "Pixida's commitment to this location complements the neighborhood's established retail tenants and adds a dynamic new offering that enhances the building and local community."

Occupying a multi-level space at the building that will be uniquely designed to match its intricate space, Pixida will offer guests a full menu inclusive of a wide array of improved and notable Greek cuisine. Upon the restaurant's opening, Pixida will join the property's existing and esteemed roster of retail and office tenants operating within the space including Avocadoria, Valley National Bank, The Hon Company, The Institute for Integrative Nutrition and Elite Models.

Located on the Southeast corner of East 28th St. 245 Fifth Ave. is a 24-story, 321-527 s/f commercial property with industry-leading amenities including spacious open floor plans with glass front offices, expansive views of the surrounding neighborhood and beyond, as well as a grand Art Deco lobby. The building is situated within proximity to Madison Square Park, a myriad of famed food and beverage offerings, 5-star hotels, high-end shopping offerings and a variety of different public transportation options.