



ATCO Properties & Management inks three leases at 381 Park Ave. South

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Manhattan, NY ATCO Properties & Management completed three leasing transactions totaling 6,087 s/f at 381 Park Ave. South, in the Midtown South district.

Continental Realty Corp., a full-service commercial real estate and investment company, signed a new, 1,191 s/f office lease on the 9th floor of the building. Robert Tunis, Kyle Berlinsky and Joseph Mangiacotti of Colliers represented building ownership in the transaction while Jacob Wolkenfeld of Norman Bobrow & Co. represented Continental Realty Corp.

ATCO has also secured a lease renewal with Maria B. Campbell Associates, Inc. for 2,957 s/f on the 13th floor. Founded in 1987, Maria B. Campbell Associates, Inc. is a literary scouting company that advises clients on book translation, publication and adaptation into television and film. Robert Tunis, Kyle Berlinsky and Joseph Mangiacotti of Colliers represented building ownership in the transaction and Hannah Gerard of CBRE represented Maria B. Campbell Associates.

Industrial Development Funding, LLC is expanding and relocating its presence at the building by signing a new lease for 1,939 s/f. The investment advisory firm is relocating from the 11th to the 7th floor and adding 660 s/f. Kate Hemmerdinger Goodman handled the leasing negotiations with Industrial Development Funding in-house. Asking rent on all three transactions was \$62.

Hemmerdinger Goodman said, "We are thrilled to welcome new and returning tenants to our community at 381 Park Avenue South. These transactions underscore our unwavering dedication to offering high-quality spaces and unparalleled services that cater to the evolving needs of businesses in Midtown South. We look forward to fostering even more collaboration and success as our vibrant tenant roster continues to expand."

These deals further extend the 17-story building's leasing momentum. Recently, ATCO announced Eton Inc., a full-service menswear company, signed a 5,000 s/f lease at the building. Earlier this year Caudalie Inc., a French skincare company, announced it was establishing a 14,000 s/f U.S. headquarters at the property.

381 Park Avenue South was built in the early 1900s and offers sunny exposures and flexible floorplates. Having 17 floors totaling 228,000 s/f, the boutique property sits just steps from Madison Square Park and several subway lines, including the N, Q, R and 6 trains. Asking rent on all three transactions was \$62.

Other prominent office tenants in the building include FGS Design LLC, Two Sticks Inc., EVOS, ListenFirst Media and the Stephen B. Jacobs Group. Bakery/restaurant Sarabeth's Kitchen is located at the base of 381 Park Avenue South.

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