



## **Shapses, Schwartzberg and Messina of Studley arrange 14,700 s/f lease**

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Starpoint Solutions has signed 14,700 s/f lease for part of the 14th floor at 22 Courtland St.

"In addition to wanting to remain downtown, the firm had specific design requirements and growth projections that this space supports nicely," said Studley executive managing director Marc Shapses, who represented Starpoint Solutions with Studley colleagues Jason Schwartzberg and Joseph Messina.

Attorneys in the transaction were: David Feit, Esq. and Mark Schlanger, Esq. of David J. Feit, PLLC for the landlord, and Ann E. Ryan Esq. of Katsky Korins LLP for the tenant.

"The space was initially being marketed as a three-year sublease," said Shapses. "In order to secure a longer term for our client, we orchestrated a lease termination for the sublandlord and then structured a five-year direct lease with building owner Mayore Estates LLC."

"We were looking at the long-term benefit of having Starpoint as a tenant in our fully leased building," said Barrett Stern of Grubb & Ellis, the landlord's rep. "Which is why the owner was amendable to the lease termination with the existing tenant and direct lease with Starpoint."

Other building attributes that attracted Starpoint to 22 Courtland Street include its proximity to the PATH train and recent improvements, including a renovated lobby and new elevators, HVAC system and security system.

"Moreover, the landlord's contractor quickly effectuated a quality, face-lift to Starpoint's space," said Schwartzberg, "enabling the company to move in and be up and running by next month."

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