

AUGUST 9, 2018 - **HSP REAL ESTATE GROUP** IN THE NEWS

## HSP Real Estate Group Arranges Two Leases for Brause Realty Inc. at 320 Fifth Avenue

Two furniture design companies, Orangebox US Inc. and International Contract Furnishings, lease a total of 7,696sf at 11-story office and showroom building



Jonata Dayan

**Orangebox, a UK-based manufacturer and distributor that** designs and manufactures innovative work settings, seating, tables and meeting pods for offices and collaborative environments, has selected **320 Fifth Avenue** as its first New York location. The firm, which creates and manufactures furniture for a diverse range of industries, including office, hospitality, education, and technology, has taken an approximately 3,616-square-foot office. The owner, Brause Realty Inc., was represented by the building's exclusive agents **Jonata Dayan**, Executive Vice President, and **Jonathan Ben-Dayan**, Director, **HSP Real Estate Group**. The tenant was represented by MHP Real Estate Services' Jesse Rubens and Jessica Tennenbaum.

"Orangebox was attracted to the building's central location, light-filled offices and enviable views, including some overlooking the streetscape as far south as the Flatiron Building," says Ms. Dayan. "This newest lease and the one we recently completed for ICF represent a breakthrough for a more diversified tenant mix, as well as a nod to the owner's thoughtful renovation program."

Ms. Dayan and Mr. Ben Dayan also arranged the lease extension and expansion for **International Contract Furnishings** (ICF), representing both the owner and the tenant. The firm, which is a member of the ICF Group, is moving from its 2,247-square-foot **fifthfloor offices to a beautifully renovated 4,080-square-foot space on the eighth floor, with a lease term extended to 2024. In addition to nearly doubling ICF's footprint, the new space features hardwood floors, oversized Thermopane glass windows, exposed high ceilings and a full party.**

**Owned by Brause Realty Inc., 320 Fifth Avenue** is a 120,000-square-foot, 11-story office building conveniently situated between 32nd and 33rd Streets. It features a masterfully restored lobby with vaulted ceilings, fully modernized elevators and sleekly renovated floors. The building's contemporary ambiance is equally desirable to fashion, furniture and TAMI tenants.

### **About HSP Real Estate Group, a Member of NAI Global**

HSP Real Estate Group is a wholly integrated, full-service real estate firm with approximately 4 million square feet of commercial assets under ownership and/or management. The firm specializes in building management, tenant representation, landlord representation, commercial co-op/condo sales, retail and hospitality leasing, and consulting.

Its diverse leasing and management portfolio of more than 40 properties includes 251 West 30th Street, 1450 Broadway, 347 West 36th Street, 45 West 34th Street, 148 Madison Avenue, 6 West 48th Street, 29 West 36th Street, 32 Union Square, 132 Mulberry Street and other notable buildings.

HSP Real Estate Group is the New York City member of NAI Global, the single largest, most powerful global network of

owner-operated commercial real estate brokerage firms. The offices of HSP Real Estate Group are located at 1040 Avenue of the Americas and 885 Third Avenue.

### **About Brause Realty Inc.**

Founded in 1927, Brause Realty Inc. is a family-owned company specializing in the long-term ownership, management and development of high-quality, well-located commercial real estate assets. Brause Realty owns and manages a portfolio of approximately three million square feet in the New York region, including: 52 Vanderbilt Avenue, 320 Fifth Avenue, 41 Union Square, 254 West 31st Street, 141 West 36th Street, and 21 West 38th Street, New York City; One MetLife Plaza and The Forge, Long Island City, NY; and Congress Park Centre, Saratoga Springs, NY. See [www.BrauseRealty.com](http://www.BrauseRealty.com) for more information.