

OCTOBER 10, 2018 - **HSP REAL ESTATE GROUP** IN THE NEWS

HSP Real Estate Group Negotiates Leases for Two Fashion Manufacturing Businesses on 209 West 38th Street



Evan Lieberman

Evan Lieberman, Senior Director, **HSP Real Estate Group**, a member of NAI Global, has arranged new offices for TM Enterprises on the eighth floor of 209 West 38th Street; and a lease renewal for Shah Safari, Inc., also on the eighth floor of the 12-story prewar building, between Seventh and Eighth Avenues.

TM Enterprises NY Inc. is relocating from 1407 Broadway. Shah Safari, Inc., a revered Seattle, WA-based manufacturer and wholesaler of such young men's and women's sportswear brands as Road, Zebra Club and Punch ®, will continue to maintain its

New York offices at the building.

"Both of these businesses are long-time Garment Center tenants," says Mr. Lieberman. "These lease commitments will prove to be practical and timely because 209 West 38th Street is an exceptionally well-positioned side street building close to great transportation."

Each firm leased offices spanning approximately 900 square feet with asking rents of \$45-per-square-foot. The lease term for TM Enterprises is five years. Shah Safari, Inc. has renewed its lease for another three-and-a-half years.

Working with Mr. Lieberman on behalf of the tenants was Michael Dylan of Inceptum Inc. The landlord was represented by Matthew Mandel of GFP Real Estate LLC.

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.