

MAY 28, 2019 - **HSP REAL ESTATE GROUP** IN THE NEWS

HSP Real Estate Group Brings Satori Laser to 45 West 34th Street



Joseph Hentze, Jr.

Two HSP teams represent tenant and landlord for 8,500sf space; Joseph Hentze, Jr. represents both sides of transaction

Joseph Hentze, Jr. of HSP Real Estate Group, a member of NAI Global, has arranged the lease for an 8,500-square-foot space at 45 West 34th Street, between Fifth and Sixth Avenues, for **Satori Laser**. Working with Mr. Hentze on behalf of the tenant was HSP Real Estate Group Executive Director **Jeffrey Zund**. On behalf of the landlord, Mr. Hentze worked alongside HSP Real Estate Group Partner **Dana Moskowitz** and Executive Vice President **John Monaco**. Satori Laser, which is a prominent laser and cosmetology practice with six locations in Manhattan, plus one in Long Island and another in Philadelphia, signed an 11-year lease for the space.

“Satori Laser clinics are traditionally situated in densely-populated office markets, close to transportation,” says Mr. Hentze. “Our team not only arranged an ideal location commensurate with this business model, I was able to work with my HSP colleagues on both sides of the transaction.”

Adds Ms. Moskowitz, “The tenant’s practice caters to models, as well as women and men in the general business population. Beyond being in a central business district, accessible to two significant transportation hubs, the dazzling new lobby makes an great first impression which, undoubtedly, helped secure the deal.”

In addition to the recently redesigned and renovated attended lobby and common areas, 45 West 34th Street has new mechanical systems and bathrooms, and four refitted elevators. The 12-story prewar commercial building also features loft-style office spaces with high-end finishes, open ceilings, and polished concrete floors.

The asking rent for Satori Laser’s second floor space was \$60 per rentable square foot and the tenant is responsible for the build-out.