

OCTOBER 23, 2019 - **HSP REAL ESTATE GROUP** IN THE NEWS

HSP Real Estate Group Leases Two Full Floors at 242 West 38th Street to Two Tech Tenants

Barry Bernstein, Executive Director, **HSP Real Estate Group**, a member of NAI Global, has arranged full-floor leases at 242 West 38th Street for two technology-based firms, comprising **Koios Medical, Inc.**, which provides diagnostic support to technicians in the breast cancer community through artificial intelligence; and **Refersion, Inc.**, a marketing software developer that creates partnerships for clients with bloggers, influencers, ambassadors, and promoters.

Koios Medical will take possession of the 2,817-square-foot 14th floor in mid-November and Refersion, Inc. takes possession of the 3,300-square-foot 10th floor in at the end of October. Both firms have three-year leases and the per-square-foot asking rents for both were in the low \$50s.

“Comprehensive infrastructure upgrades, along with new elevators and renovations to the lobby and common areas, have made this building increasingly attractive to technology and media companies,” points out Mr. Bernstein. “Adding to its desirability is a central location, close to Penn Station, Port Authority and Hudson Yards.”

Mr. Bernstein represented the landlord, 242 West 38th Street, LLC, on both transactions. Koios Medical, which is relocating from 500 Seventh Avenue, was represented by Dennis Someck and Justin Myers of Lee & Associates. Refersion, Inc., which is moving from 311 West 43rd Street, was represented by Eli Slutsky of WeWork Space Services.

About HSP Real Estate Group, a Member of NAI Global

HSP Real Estate Group is a fully integrated, full-service real estate firm with approximately 5 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 includes 885 Third Avenue, 251 West 30th Street, 1450 Broadway, 45 West 34th Street, 148 Madison Avenue, 6 West 48th Street, 24-32 Union Square, 720 Fifth Avenue, 724 Fifth Avenue, 174 Broadway, 530 Broadway, 764 Madison Avenue, 799 Madison Avenue, 803 Madison Avenue, 824 Madison Avenue, 844 Madison Avenue, 15 West 44th Street, 22 East 49th Street, 16 West 36th Street, 347 West 36th 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.