

FEBRUARY 27, 2018 - **HSP REAL ESTATE GROUP** IN THE NEWS

HSP Real Estate Group Sells Office Co-op at 450 West 31st Street To TTN Real Estate Holdings



Korren, Dayan & Ben-Dayan arrange sale of 3,930sf space at Hudson Yards Building

Todd Korren, Executive Vice President/Leasing, **Jonata Dayan**, Executive Vice President-Condo/Co-op Sales, and **Jonathan Ben-Dayan**, Director/Leasing of **HSP Real Estate Group**, a member of NAI Global, have arranged the sale of an office co-op at **450 West 31st Street** to TTN Real

Estate Holdings, LLC. The partial 9th floor office has 3,930 rentable square feet and sold for \$852-per-square-foot.

“The buyer was immediately drawn to the building’s **Hudson Yards** location, as well as its accessibility to Penn Station, exceptional transportation, and the High Line,” points out Mr. **Korren**. “Adding to the desirability of the location was the seller’s build-out, which took advantage of the unit’s 15-foot ceilings and natural light.”

Adds Ms. **Dayan**, “The building already completed significant renovations that included new elevators, Thermopane windows, and a contemporary lobby design. The buyer was additionally impressed with the level of security provided by the elevator key lock off.”

The **HSP Real Estate Group** team also represented the seller, Good Light Studio, a daylight photography studio and prop rental service relocating to Chicago. The sale represents the fourth transaction at 450 West 31st Street arranged by Mr. **Korren**, Ms. **Dayan**, and Mr. **Ben-Dayan**, who are currently marketing two other co-op units at the building, comprising a 3,985-square-foot unit and an 11,750-square-foot full-floor unit with 4,800 square feet of outdoor terrace space.

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**.