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ABS Partners Completes Three Lease Transactions at 1001 Avenue of the Americas

NEW YORK, NY — ABS Partners Real Estate, LLC, one of New York City’s foremost real estate services firms specializing in landlord representation, announced today that it has recently completed three lease transactions at 1001 Avenue of the Americas. The 240,000-square-foot office building, owned by 1001 Sixth Associates, is also in the final stages of a complete redesign of its lobby, which ABS is overseeing as property manager for the building.

“The upgrades being made to 1001 Avenue of the Americas will greatly enhance the office environment for both current and future tenants,” said Gregg Schenker, managing partner of ABS, which is the exclusive leasing and managing agent for the property.

According to Jay Caseley, executive managing director at ABS and the building’s agent, “This building represents a unique opportunity for companies in search of full floors ranging in size from 9,000 to 11,000 square feet, as well as smaller firms that desire to be in a highly improved office building in a convenient Midtown location near to Bryant Park and all major mass transit.”

Currently, there is approximately 50,000 square feet of available space at 1001 Avenue of the Americas, including a prime, 40,000-square-foot block of space on four contiguous high floors in the building. Work on the lobby is expected to be completed by the end of the month.

In the most recent transaction at the property, accounting firm Schulman Wolfson & Abruzzo LLP signed on for 6,180 square feet on the tenth floor. In a 10-year deal, SJI Associates, an advertising and marketing firm, inked a renewal for 7,364 square feet on the 23rd floor. Additionally, Venio, LLC, a lost shareholder services provider, has relocated from a Midtown building on Fifth Avenue, taking 11,000 square feet at 1001 Avenue of the Americas.

“Venio chose 1001 Avenue of the Americas due to the value they found in the light and views afforded by the building, as well as the build-out options we were able to offer them,” added Doug Regal, managing director at ABS. “Smaller tenants benefit greatly

from the move-in ready solutions and flexible layouts that are part of our pre-built program at the building.”

Richmond Events, Inc., a corporate event-planning company, took the first pre-built unit completed at the building, totaling 4,210 square feet. NetRoadShow, Inc. also inked a 4,210-square-foot deal to take a pre-built unit at the property.

The redesign of the lobby and entrance preserves the original architectural details of 1001 Avenue of the Americas, including the original stone walls and floors. New glass and a revolving entry door have been incorporated into the design, as well as new fixtures and a formal lobby desk.

Built in 1926, the 24-story corner building has three full sides of windows and a typical floor size of 9,925 square feet. Additional improvements recently completed at the building include installing double pane windows in all vacant spaces, renovating common hallways and bathrooms on multi-tenant floors, and introducing high-end building-standard finishes in new spaces. The site was also wired with four telecoms providers: TW Telecom, Verizon Fiber, TimeWarner Cable and Wave to Wave communication, allowing tenants to select the provider they prefer.