

MARCH 2, 2015 - **HERALD SQUARE PROPERTIES** IN THE NEWS

## Fourth TAMI Tenant Moves to 142 West 36th Street



**British-owned Quarto Publishing Group Takes Full Fourth Floor of Repositioned Midtown Tower Owned by Herald Square Properties and The Davis Companies**

The U.S. division of British publishing and distribution group, **Quarto Publishing Group USA** has signed a 10-year lease for the entire fourth floor at **142 West 36th Street**, comprising 7,910 square feet of pre-built space designed by the Mufson Partnership. Quarto specializes in illustrated books and currently has 15 imprints in the U.S., including Cool Springs Press, QDS, Rockport Publishers and Zenith Press.

“This is yet another lease that supports our goal to reposition 142 West 36th Street as a TAMI center in Midtown Manhattan,” points out **Gerard Nocera**, Principal, **Herald Square Properties**. “Our very first improvements were infrastructure upgrades and a lobby renovation. But a central location, great floor plate, abundance of natural light and strong leasing team are really making the difference.”

Exclusively representing the landlords were CBRE’s Paul Amrich, Vice Chairman; Neil King, Vice President; and Lindsay Goddard, Associate Broker. Representing the tenant was Owen Hane, Executive Director, Cushman & Wakefield.

Quarto Publishing Group will be relocating from 276 Fifth Avenue in spring 2015.

The property was acquired in January 2014 in an off-market sale. Located between Broadway and Seventh Avenue, the 116,000-square-foot, circa 1921 office tower has 17 floors. In addition to its convenient location, 142 West 36th Street benefits from exceptionally high ceilings with great light and air. Asking rents are between \$58 and \$60 per square foot.

### **About Herald Square Properties LLC**

Founded in 2009, Herald Square Properties, [www.heraldsquareproperties.com](http://www.heraldsquareproperties.com) is a New York-based owner/operator of commercial assets with a four-building portfolio comprising more than 1 million square feet. The management team includes founding partners Gerard Nocera and Michael Reid, both former Chief Operating Officers of SL Green Realty Corp., and partners John Monaco and Anthony McElroy, each of whom were former Senior Vice Presidents at SL Green Realty Corp.

Herald Square Properties brings a wealth of experience to the successful renovation, repositioning and re-branding of commercial property assets throughout Manhattan. Among the signature assets for which it is responsible as asset managers are the Lipstick Building and 292 Madison Avenue. Its owned and operated portfolio includes 142 West 36th Street and 234 West 39th Street.

### **About The Davis Companies**

The Davis Companies, [www.thedaviscompanies.com](http://www.thedaviscompanies.com), a real estate investment, development and management firm based in Boston, Massachusetts, was founded in 1976. On behalf of its clients, TDC has invested in approximately 140 properties representing nearly \$3 billion in gross asset value, and has acquired approximately \$550 million of commercial loans and real estate securities. Today, The Davis Companies, together with its affiliates, owns and manages a real estate portfolio of approximately 12 million square feet and is an active investor in real estate equity, debt, and fixed-income real estate securities.