

FEBRUARY 28, 2018 - **HSP REAL ESTATE GROUP** IN THE NEWS

## HSP Real Estate Group Arranges Office Co-op Sale

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.