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FOR IMMEDIATE RELEASE

**ABS Partners Real Estate Secures Full-Floor Lease for
The Browning School at 145 East 57th Street**

School Administration Office Leases One of Last Two Floors at Luxury Building

(New York, NY – April 9, 2018) – [ABS Partners Real Estate](#), a leading New York City based real estate firm, announced today that [The Browning School](#) has signed a lease for the entire 4,750-square-foot ninth floor at 145 East 57th St. The executive and administrative offices for the boys K-12 preparatory school, which was founded in 1888 by John K. Browning, will be moving to the new space upon completion of the landlord build-out. The announcement was made by John Brod, partner at ABS Partners Real Estate.

“We have leased seven floors at 145 E. 57th Street and some might say we saved the best for last as only the eleventh-floor space remains available,” said Mr. Brod. “The combination of a diverse tenant mix and our plans to build out The Browning School space as well as the last available suite to meticulous specifications is sure to attract yet another qualified tenant to round-out the roster at this historic building.”

ABS Partners, in a joint venture with Benenson Investment Company, purchased the 12-story, 64,000-square-foot office property located between Lexington and Third avenues in Fall of 2016. ABS has since implemented a capital improvement program to create an unexpectedly upscale office environment for companies seeking a presence in the Upper East Side’s Plaza District. In addition to upgraded mechanical systems throughout the building, 145 E. 57th St. offers a variety of high-quality prebuilt office spaces – all full-floor options – with custom pantries and luxury bathrooms. The last remaining suite on the eleventh floor will be built out and ready for occupancy in the coming months.

John Brod and Robert Finkelstein are leading the ABS Partners Real Estate team handling leasing for 145 East 57th Street. John Nugent and Alexander Golod of CBRE represented the tenant. Asking rents in the building are \$70-75 per square foot.

About ABS Partners Real Estate

ABS Partners Real Estate is a leading New York City based real estate firm dedicated to building lasting real estate and professional partnerships. Our team maintains a focus in two areas: providing services which add value in leasing, investment sales, property management, construction management and advisory; and organizing opportunities for our clients to participate in the ownership of real estate.