

SAVANNA

Contact:

Great Ink Communications, Ltd. – 212-741-2977

Eric Waters (Eric.Waters@greatink.com)

Tom Nolan (Tom@greatink.com)

FOR IMMEDIATE RELEASE

SAVANNA CLOSES 5 FULL-FLOOR LEASES AT THE SIX, NEW BOUTIQUE MIDTOWN OFFICE BUILDING WITH CONTEMPORARY PREBUILT SUITES

Newly Constructed High-End Offices on West 56th Street Gain Traction in 2022 as Flight to Quality Trend Continues to Drive New York Leasing Activity

New York, NY – December 14, 2022: Savanna, a New York City-based, vertically-integrated real estate investment manager, owner/operator and developer, announced the signing of five full-floor office leases at The Six – including three deals within the past two weeks, and two deals closed earlier this year. The



Six is a newly constructed 90,000 square foot, 26-floor boutique office tower located at 106 West 56th Street, catering to high-end office tenants by providing full-floor opportunities with efficient and modern design, customizable boutique floorplates, contemporary prebuilt spaces, and stunning views of Central Park and other New York landmarks.

“With several leases signed since we opened The Six – including five deals this year – we’re very pleased with our momentum, which exemplifies the flight to quality trend in New York,” said Kerry Powers, Director at Savanna. “We have seen considerable interest in our high end prebuilt and build to suit program – which provides two different finish options – as many tenants in this upper market segment like a quick move-in to first class space, and for that reason we are continuing the program with three additional full-floor prebuilt suites currently offered.” The new prebuilt units are on the 6th floor (4,524 SF), the 8th floor (3,850 SF) and the 20th floor (2,483 SF), with 6 and 20 fully furnished and prepared for move-in.

Within the past two weeks, Savanna completed the following leases:

- **Politan Capital** leased the entire 10th floor, comprising 3,482 square feet, in a 5-year deal. Jason Pollen, Hannah Gerard, and Ben Friedland of CBRE represented Politan.
- **Electra USA** leased the entire 26th floor, the top floor of the building comprising 2,492 square feet, in a 10-year deal. Joseph Genovesi of Savills represented Electra.
- A scientific innovation firm leased the entire 9th floor, comprising 3,850 square feet, in a 5-year deal. David Katz of CBRE represented the tenant.

Earlier in 2022, Savanna completed additional leasing as follows:

- **Arkhouse Management Co., LP** leased the entire 17th floor, comprising 2,682 square feet. Gabe Marans and Greg Albert of Savills represented Arkhouse.
- **Conti Texas Organization, Inc.** leased the entire 14th floor, comprising 3,051 square feet. Matthew T. Leon and Andrew Margolin of Newmark represented Conti.

The Six is represented by exclusive leasing agent CBRE, with the team of Peter Turchin, Caroline Merck, Christie Harle and Brad Auerbach, which handled all of the deals on behalf of Savanna. “This has been an exciting year for The Six, and we continue to see strong tour activity and active proposals,” Ms. Merck said. “We look forward to closing more transactions in the new year as the market continues to discover the unique opportunity for small, high-end users seeking their own private floor.”

Private terraces have proven to be a significant attraction for tenants, with the 10th floor, 14th floor, and 17th floor each offering a private terrace. Available floors with private terraces include the 7th and 2nd floors at The Six.

In addition to the spectacular terrace spaces on selected floors, Savanna’s design for The Six incorporates column-free floor plates ranging from 4,524 square feet at the base to 2,492 at the top in order to give every occupier a full-floor presence. The building provides a boutique office-hospitality experience in a tremendous location just west of Sixth Avenue, two blocks south of Central Park. The Six features a private club-like atmosphere and superior amenities including a private tenant lounge and conference center. Floor-to-ceiling fenestration and generous ceiling heights of 13’6” on the office floors maximize natural light and views.



Designed by Perkins Eastman, as architect of record, and Gensler, as design architect, the building is constructed as a steel structure enveloped by a sleek glass curtain wall system. Tenants have wrap-around eastern viewing windows starting on the 14th floor, with Central Park views to the northeast starting on the 18th floor. The base floors also feature west-facing windows to allow even more light into the space. In addition, the building’s five setbacks offer usable terraces exclusively for the tenants leasing those floors.

About Savanna

Savanna, formed in 1992, is a vertically-integrated real estate investment manager based in New York City and focused on strategic property investments throughout the City’s five boroughs. The firm pursues real estate equity and debt investments, including ground-up development and major repositioning projects. Savanna’s equity investments target value add/opportunistic returns by adding value through asset management and/or property development, redevelopment, and repositioning, deploying a team of more than 50 experienced investment, asset management, construction, and leasing professionals. Savanna also selectively invests in real estate debt instruments that have the potential to generate equity-like returns, including preferred equity instruments, high yield bridge and mezzanine loans, and B-notes. Since 2006, Savanna has invested over \$5 billion in total capital across approximately 17 million square feet of real property.