

SAVANNA

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SAVANNA ANNOUNCES 51,761 SF OF LEASING AT 19 WEST 44TH STREET

New Leases and Renewals Roll in at Midtown Office Property, Boosting Occupancy, While Onsite Amenities Grow With Addition of Afuri Ramen on Ground Floor

April 10, 2025 – NEW YORK – Savanna, a New York City-based real estate investment manager, owner/operator and developer, announced 51,761 square feet of leasing activity at 19 West 44th Street, an 18-story, 303,000-square-foot office building located between Fifth and Sixth Avenues in the heart of Midtown Manhattan.

The leasing deals include the following:

- **Ohana Real Estate Investors**, a vertically integrated real estate investment firm with expertise in the hospitality and residential sectors, leased **5,629 square feet of office space**.
- **YipitData**, a leading alternative data provider serving over 500 investor clients, leased a full floor comprising **18,017 square feet of office space**.
- **Forrest Solutions** renewed its **full floor office lease comprising 18,017 square feet**.
- **DSD (Distributed Solar Development)** renewed its **office lease of 5,532 square feet**.
- **NCS Pearson** renewed its lease of **2,970 square feet of office space**.
- **Afuri Ramen** leased **1,596 square feet of retail space** on the ground floor.

“Tenants continue to be drawn to 19 West 44th Street, which combines pre-war architecture and smaller floorplates with a prime Midtown location between New York’s two biggest commuter hubs, Times Square and Grand Central Station,” said Thomas Henderson, Senior Associate with Savanna. “Our capital improvements continue to appeal to new and existing users as well.”



Savanna has implemented a capital improvement plan for 19 West 44th Street, including a renovation of the entrance, façade, lobby, and elevators, and upgrades to common corridors throughout the building. Savanna also added a 24/7 lobby concierge, destination dispatch elevators, lobby turnstiles, and several furnished suites.

Originally constructed in 1916, 19 West 44th Street features pre-war architecture with oversized windows, outdoor terraces, and a historic masonry façade and entrance. The property is centrally located within a 5-minute walk of New York's major transit hubs and near Times Square and Bryant Park.

JLL's Mitchell Konsker, Barbara Winter, Benjamin Bass, and Thomas Swartz represented Savanna in the lease transactions. Tenant reps for the deals were the following:

- Ohana Real Estate Investors: Conor Kenny of CBRE
- YipitData: Brent Ozarowski & Kevin Sullivan of Newmark
- Forrest Solutions: Robert Koslow of Lee & Associates
- DSD (Distributed Solar Development): Reid Longley and Joe Speck of Colliers International LLC
- NCS Pearson: Mike McKenna of CRESA
- Afuri Ramen: Thomas Sullivan and Elisa Tsai of CRESA

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 80 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 \$6 billion in total capital across approximately 17 million square feet of real property.

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