

Media Release

**For Immediate Release
February 19, 2019**

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**Avison Young's Tri-State Investment Sales Team named exclusive sales agent
for prime building at 148 Attorney Street in the Lower East Side**

*Newly-developed elevator building is an ideal choice for groups
looking to invest in one of NYC's Opportunity Zones*

New York City – The Tri-State Investment Sales Group for Avison Young has been named the exclusive agent for the sale of a newly-developed, 7-story, 9,432-square-foot elevator building at 148 Attorney Street, located between East Houston Street and Stanton Street in the Lower East Side neighborhood of Manhattan. The property qualifies as an Opportunity Zone investment.

Avison Young's **Tri-State Investment Sales** team led by **Principal and Head of Tri-State Investment Sales James Nelson**, along with **Director Brandon Polakoff**, **Associate Directors Eric Karmitz and Fritz Richter** and **Associates Allan Fries and Bradley Rothschild** secured the assignment and are requesting offers on behalf of the seller, Manhattan-based investment company **Two Kings**.

"The Property is an ideal choice for a group looking to invest in one of New York City's Opportunity Zones," said Nelson. "The owner is able to deliver the property just prior to completion so that the buyer can obtain a Temporary Certificate of Occupancy and put the building into service, allowing it to qualify as an Opportunity Zone."

"The building's remarkable attributes include a brand-new elevator building and extensive outdoor space, as well as large floor-to-ceiling windows and front & rear balconies, allowing for tremendous light," added Polakoff. "The property is also steps away from some of the city's most popular restaurants and stores, making it a home-run investment opportunity."

Aside of its designation as an Opportunity Zone, the area's strong demand will only intensify as Essex Crossing nears completion. The brand new 1.9 million-square-foot mixed-use development will include 1,000 new residences as well as 400,000 square feet of office space and 450,000 square feet of retail spaces, including Target, Trader Joe's and Regal Cinemas.

148 Attorney street is also close to a variety of mass transit options including many bus routes and the B, D, F, and J subway lines. The building is also located a few minutes away from the Williamsburg Bridge and FDR Drive. In addition to the many popular restaurants and stores in the Lower East Side, the property is also close to various parks, including Tompkins Square Park and Sara D. Roosevelt Park.

Avison Young is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its Principals. Founded in 1978, with legacies dating back more than 200 years, the company comprises approximately 5,000 real estate professionals in 120 offices in 20 countries. The firm's experts provide value-added, client-centric investment sales, leasing, advisory, management and financing services to clients across the office, retail, industrial, multi-family and hospitality sectors.

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For additional information/comment/photos:

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www.avisonyoung.com

Avison Young was a winner of **Canada's Best Managed Companies** program in 2011 and requalified in 2017 to maintain its status as a Best Managed Gold Standard company

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