

FOR IMMEDIATE RELEASE
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Avison Young announces over 28,000 square feet of office leasing activity at 211 East 43rd Street

Knotel, Inc. takes six floors at the newly renovated Midtown East building

New York City, NY – The New York office for [Avison Young](#) announced that flexible-office-space tenant Knotel has leased over 28,000 square feet on six floors at **211 East 43rd Street**, a renovated office building located between 2nd and 3rd Avenues in the heart of Midtown Manhattan.

An Avison Young team including **Mitti Liebersohn, President and Managing Director of Avison Young’s New York City Operations, John Ryan, Principal, and Henry Fuentes, Senior Associate**, serve as the exclusive leasing agents for the property and represented building ownership, Alchemy-ABR Investment Partners and Clarion Partners, LLC, in this transaction. Michael Cohen, President, Tri-State Region and John Pavone, Director at Colliers International, represented Knotel.

“The location and top notch quality of the landlord’s renovation attracted Knotel to 211 East 43rd Street and we are thrilled to have them here,” noted **Ryan**. “Many of the offices are brand-new, pre-built suites that are ideal for an innovative company like Knotel, and these ready to move in offerings are particularly attractive in this area of Midtown.”

Originally built in 1928, 211 East 43rd Street has undergone several capital improvement projects over the last few years, including a brand-new building exterior façade and entrance awning designed by BKSK Architects, providing a new modern look for the building, and an updated lobby, new windows and upgraded mechanical systems.

“Ownership welcomes Knotel to 211 East 43rd Street and we are confident they will grow their cutting-edge business model within our recently renovated building,” said **Brian Ray** of Alchemy-ABR Investment Partners, on behalf of Ownership. “We are excited to design contemporary efficient space in collaboration with Knotel, which will complement our newest prebuilt offerings as well as our redesigned façade and lobby.”

“This transaction is a great example of how Knotel helps owners reduce vacancy quickly, packaging six different spaces into one deal”, said **Eugene Lee**, Global Head of Real Estate & Business Development at Knotel. “We are pleased to partner with Alchemy-ABR Investment Partners and Clarion Partners to bring our unique flexible office solution to a great building near Grand Central, and will continue our strategic expansion in this key market.”

Knotel leased 4,725 square feet on the eighth floor, 3,291 square feet on the 10th floor, 3,965 square feet on the 15th floor, 4,855 square feet on the 16th floor, the entire 18th floor totaling 5,954 square feet and the entire 19th floor totaling 6,083 square feet.

The building is now 93% leased, with a unique full-floor opportunity of 11,915 rsf available on the second floor.

An ideal location for commuters, 211 East 43rd Street is one block from Grand Central Terminal and adjacent to a brand new parking garage. It is also surrounded by several popular Midtown East restaurants.

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, the company comprises 2,700 real estate professionals in 85 offices, providing value-added, client-centric investment sales, leasing, advisory, management, financing and mortgage placement services to owners and occupiers of office, retail, industrial multi-family and hospitality properties.

Alchemy-ABR Investment Partners ("Alchemy-ABR") is a vertically-integrated real estate investment and development company formed to leverage the existing platforms of both Alchemy Properties and ABR Partners, LLC in order to capitalize on the combined experience, relationships and execution capabilities of the partners. Primarily targeting New York City and South Florida for unique cash-flowing and value-add investment opportunities, Alchemy-ABR has recently acquired 211 East 43rd Street, a 211,000 square foot (sf) office building located in the Midtown East section of Manhattan, 4200-4400 Northcorp Parkway, a 115,000 sf office building in Palm Beach Gardens, the Atrium at Broken Sound, a 97,000 square foot (sf) office building in Boca Raton, FL, and the Bedford Playhouse, a mixed-use development project in Bedford, NY. For more information, please visit www.alchemy-abr.com.

Clarion Partners, an SEC registered investment adviser with FCA-authorized and FINRA member affiliates, has been a leading U.S. real estate investment manager for more than 36 years. Headquartered in New York, the firm has offices in Atlanta, Boston, Dallas, London, Los Angeles, São Paulo, Seattle and Washington, DC. With \$44.7 billion in total assets under management, Clarion Partners offers a broad range of real estate strategies across the risk/return spectrum to more than 300 domestic and international institutional investors. More information about the firm is available at www.clarionpartners.com.

About Knotel

With over 2.5 million square feet across more than 125 locations in Paris, New York, San Francisco, London, Los Angeles, Berlin and Brazil, Knotel is transforming the way we work with its Agile HQ™ Platform. Making long-term leases a thing of the past, Knotel designs, builds, and operates custom spaces for enterprises, so that business leaders can focus on building the future. Founded in 2016, Knotel has raised \$160 million in funding, and was named a Business Insider Top 50 Startup and New York's Hottest New Workspace Model. Knotel's enterprise customers include companies like Starbucks, Daimler, IBM, and The Body Shop. Visit knotel.com.

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