

# REAL ESTATE WEEKLY

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## DEALS & DEALMAKERS

### **Kamber taps KPF, Avison Young to lead Tower 45 repositioning**

Kamber Management Company is set to launch a \$20 million capital investment program at Tower 45, the 40-story, 458,446 s/f Class-A office building at 120 West 45th Street.

Steven M. Levy, principal of Kamber Management — which acquired the property in 2015 — said that company has hired Kohn Pederson Fox (KPF) to redesign the entrance, façade, lobby and elevator cabs.

Recognized for work on iconic office buildings around the world, KPF, under the direction of Gene Kohn and Richard Nemeth, will bring a new contemporary appeal to the tower.\

In addition, Kamber Management will work with Milo Kleinberg Design Associates on new interior design concepts for common areas, including hallways, bathrooms and a new pre-built suite program.

“We are energized by the design process we are undertaking with KPF and MKDA and look forward to unveiling plans to the public shortly,” Levy said.



**KPF HAS FACADE, LOBBY AND ELEVATOR, FACADE, LOBBY AND ELEVATOR CABS.**

In the meantime, there are many other visible and visceral signals of a comprehensive improvement program our tenants and visitors will recognize. The new Tower 45 at Sixth Avenue has always offered spectacular views to the skyline in every direction, and we will soon have interiors that match the dramatic vistas.”

As a first step in what the company is calling “a total re-imagination” the building will be known as the new Tower 45 at Sixth Avenue.

A complete modernization of the building’s elevators is about to begin and Kamber has already enhanced security throughout the building and made landscaping and cosmetic upgrades to the 175-foot Atrium that greets all visitors.

A new air quality system will be installed to provide clean air for a healthier urban environment.

In tandem with building improvements, Kamber Management has tapped a leasing team from Avison Young to serve as exclusive agents for the new Tower 45 at Sixth Avenue.

The team includes Arthur J. Mirante II, Principal & Tri-State President, A. Mitti Liebersohn, President & Managing Director, NYC Operations, Michael Gottlieb, Principal, Gregory Kraut, Principal, Associates Nathan Kropp and James Lizmi.

“The new Tower 45 at Sixth Avenue is a jewel of Midtown, offering tremendous opportunities for smaller tenants to command marquis space and presence,” Liebersohn said. “We’re proud to work with Kamber Management in representing this offering and helping to craft a capital improvement plan that will forever set this property apart in a crowded market.”

“The potential for this building is truly greater than my team and I even imagined when we purchased it last year,” said Levy.

“Our tenants come first and deserve nothing short of state-of-the-art technology with top amenities. This extensive capital improvement plan reinforces Kamber Management’s commitment to our tenants as well as the building itself, which remains the crown jewel of our portfolio. We are excited to see the transformation of the new Tower 45 at Sixth Avenue.”

Current availabilities full floors, almost column-free, with floor plates of approximately 10,000-13,000 s/f. Current office tenants include Procter & Gamble, TIBCO Software, Shrodinger, and Lipsky Goodkind and Company. The retail space is occupied by Bobby Van’s Steakhouse.