

## Kamber Management Announces \$20M Capital Improvement Plan For The New Tower 45 At Sixth Avenue

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*Prominent Midtown Property Gears Up for Renaissance; Taps Renowned Architects KPF and MKDA to Oversee Building Enhancements*

*Powerhouse Team from Avison Young Tapped To Handle Leasing*

Kamber Management Company, a privately-owned real estate company active in the New York City market for over 75 years, is announcing a comprehensive \$20 million capital investment plan, for Tower 45, the 40-story, 458,446-square-foot Class-A office building located at 120 West 45th Street and Sixth Avenue in Manhattan. The announcement of the plan was made by Steven M. Levy, principal of Kamber Management, which acquired the property in 2015.

Signifying Kamber Management's commitment to a first-class restoration and modernization of the new Tower 45 at Sixth Avenue is its appointment of preeminent architecture firm 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," Mr. Levy said. "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 a total re-imagining of the premier 26-year-old office building, located in the heart of Midtown, within steps of Rockefeller Center and Bryant Park, it will now be known as the new Tower 45 at Sixth Avenue. Kamber Management, known for its long-standing relationship with tenants and unwavering pledge to adding value to the assets they own, has already initiated other aspects of the

capital improvement program. Currently, **a complete modernization of the building's elevators is about to begin.** Kamber Management has also enhanced security throughout the building and has made landscaping and cosmetic upgrades to the soaring 175-foot Atrium that greets all visitors. In addition, in a move tenants will feel rather than see, Kamber Management is introducing a new air quality system which will provide exceptionally clean air for a healthier urban environment.

In tandem with building improvements, Kamber Management has secured a powerhouse 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," Mr. 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 Mr. 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."**

Mr. Levy continued, **"This Midtown neighborhood is currently experiencing tremendous growth and revitalization and we anticipate continued strong interest in this well-located property as the renovations are completed."**

There are a limited number of current availabilities within Tower 45 at Sixth Avenue. The full floors, almost column-free, boast uninterrupted floor plates of approximately 10,000-13,000 square feet, with sophisticated heating and cooling systems that give tenants greater control over their environment and reduce costs for after-hours service. In addition, the space offers remarkable views in every direction. The building is conveniently located within close proximity of Grand Central, Penn Station and Port Authority and is surrounded by luxury hotels and world-class restaurants.

Current office tenants at Tower 45 at Sixth Avenue include Procter & Gamble, TIBCO Software, Shrodinger, and Lipsky Goodkind and Company, among other prominent tenants. The retail space is occupied by the highly-popular **Bobby Van's Steakhouse.**