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## Big garage lease signed near Javits

IN ONE OF THE largest Manhattan parking garage deals in recent years, Enterprise Parking has signed a 10-year lease for a two-story, 65,000-square-foot parking garage in the basement of TF Cornerstone's new apartment building at **505 W. 37th St.**

The garage will be open by the end of the month, says Ace Capital Ventures' Howard Greenberg, who brokered the deal on behalf of the tenant and landlord. The parking garage in the building, which is between 10th and 11th avenues, will be used primarily by residents.

"That neighborhood is changing dramatically now," Mr. Greenberg says. "Before this, it was industrial. Now there are 500-plus apartments there, too."

The negotiated rent was more than \$700,000 a year.

This is Ace's second parking garage deal near the Jacob K. Javits Convention Center. The firm partnered with TF Cornerstone to broker a 60,000-square-foot garage at 455 W. 37th St. last year.

—EMILY LAERMER



**505 W. 37th St.**