

JUNE 27, 2022 - **RESOLUTION REAL ESTATE PARTNERS LLC** IN THE NEWS - By Leonard A. Robinson

Two new fashion leases signed along Seventh Avenue, brokered by 'Garment District's busiest broker'



Evan Lieberman

Evan Lieberman, Senior Director of Leasing for Resolution Real Estate Partners, is among the most active office brokers in the Garment District closing more than 30 deals throughout the pandemic.

What's the secret to being among the busiest brokers in the Garment District?

Evan Lieberman, Senior Director of Leasing for **Resolution Real Estate Partners**, who has closed more than 30 real estate deals throughout the pandemic, says strong relationships with prospective tenants and landlords along with an encyclopedic knowledge of a neighborhood's buildings are a great place to start.

"I have always been very dedicated to ensuring that my customer's time isn't wasted and that they see properties that meet their specifications," **Lieberman** told the New York Business Journal. "For my landlords, I always work to expand exposure of their properties to the best tenants."

Two womenswear manufacturers have recently inked deals totaling more than 6,000 square feet along Seventh Avenue, **Lieberman** said.

Now Trending, a womenswear manufacturer and wholesaler, has signed a five-year lease for a 2,900-square-foot space at 526 Seventh Ave. The asking rent was \$36 per square foot.

Apparel Solutions, which also manufactures and sells womenswear on a wholesale basis, closed its office at 200 W. 41st St. in 2019 before subleasing

a 3,400-square-foot office and showroom at 530 Seventh Ave.

Building ownership for both transactions was represented by Michael Dylan of Inceptum.

Lieberman, a native New Yorker, became a retail broker nearly 30 years ago upon graduating from American University. Growing up as the son of a landlord, he says, set a passion for real estate from an early age that continued throughout his life.

"Real estate was always dinner table conversation in our home." **Lieberman** said.

Companies who seek offices in the **Garment District**, he says, have come to appreciate the neighborhood's status as a "transit golden triangle" and unique buildings with character, including high ceilings, large windows and generous exposures of air and light.

Affordability is another attractive feature with asking rents ranging from \$30 to \$80 per square foot, he says.

Throughout the pandemic, **Lieberman** says that he continued to search for deals to be made. His efforts led to him brokering some of the neighborhood's first deals in the summer of 2020, including Allen King's 1,500-square-foot space at 214 W. 39th St. and NYC Idol's 2,000-square-foot space, both of which were signed in August 2020.

Going forward, **Lieberman** says, demand for the Garment District remains high as many of his clients are seeking "nicer spaces with character", whether that's a higher class building or more space.

"It's important to keep fashion businesses in New York's renowned Garment District because of this special business district's rich history and unique contribution to the city's culture," **Lieberman** said.