

April 3, 2025 - **RESOLUTION REAL ESTATE PARTNERS LLC** IN THE NEWS - By Isabelle Durso

Financial Planner Iron Birch Advisors Takes 8K SF at 777 Third Avenue



Jeffrey Zund of Resolution Real Estate and 777 Third Avenue.

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Private wealth advisory practice **Iron Birch Advisors** will move its office one block north in Midtown East.

Iron Birch, a subsidiary of **Ameriprise Financial Services**, has signed a seven-year lease for 8,400 square feet on the 20th floor of Sage's 777 Third Avenue, according to tenant broker **Resolution Real Estate**. Asking rent was in the low \$70s per square foot.

The deal represents an easy move for **Iron Birch**, which is currently one block away at Quantum Pacific's 767 Third Avenue. Quantum bought that building from Sage for \$88 million in November, as Commercial Observer previously reported.

Iron Birch will move into its new office in August, **Resolution** said.

*"We were able to once again find the right space for this client in their desired location," **Resolution's Jeffrey Zund**, who brokered both the 777 Third and 767 Third deals for the tenant, said in a statement. "The landlord's team was responsive, and the transaction was seamless."*

Sage was represented in-house by **Michael Lenchner** and **Jack Brennan**. A spokesperson for **Iron Birch** did not immediately respond to a request for comment.

*"We are pleased that **Iron Birch Advisors** has chosen to remain in a **Sage Property**," **Lenchner** said in a statement. "It is always rewarding to work with valued tenants who recognize the importance of long-term partnerships and thoughtfully curated workspaces."*

Other tenants of the 38-story building between East 48th and East 49th streets include law firm **Dewey Pegno & Kramarsky**, recruiting firm **Sheffield Haworth** and real estate and life sciences investor **Innovatus Capital Partners**, which all signed renewals at the building in June 2022.