

Apparel Company Trimfit Expands in the Garment District

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Adams & Co. Real Estate, LLC, Manhattan's premier full-service real estate firm specializing in property management brokerage and consulting services completed a **9,440-square-foot** relocation and expansion for Trimfit within **463 Seventh Avenue**. The children's apparel company, which previously occupied 2,634 square feet on the 15th floor of the Garment District building, is moving its office and showroom to a larger layout on the 13th floor.

David Levy, principal of Adams & Co., represented the tenant and the landlord, The Arsenal Company. Although the full details were not disclosed, asking rent was \$58 per square foot.

"Trimfit has been located on the 15th floor of 463 Seventh Avenue for the past five years and wanted to remain at the building, though it had outgrown its original space twice. The property was ideal for the apparel company--as it has been for many fashion brands--because it works with global department store chains and top vendors that frequent the Garment District," said **David Levy**. "To meet Trimfit's needs we worked closely with them to find a larger, consolidated space that could accommodate the company's current size and provide flexibility for the future. Trimfit seized the opportunity to lease on the 13th floor of 463 Seventh Avenue and will continue to benefit from its prime location."

463 Seventh Avenue is a 22-story building, located between West 35th and West 36th Streets, which features 24/7 access and security in addition to newly renovated elevators and windows. A multi-million dollar renovation project was also recently completed on the building's entryway and lobby to incorporate a stone and glass portal, restore the original pink marble floors and add travertine walls. Notable office tenants include Gallery, The Doneger Group and Bernardo Fashions. Retail tenants include Federal Express, Woody's Racquet and Tennis and Andrew's Coffee Shop.

Established in 1921, Trimfit is an apparel provider that specializes in underwear, t-shirts, training pants, slippers, footwear, thermals, sleepwear and more. The company, which is currently undergoing a rebrand, sells products nationally in big box retailers including Kohl's, Macys and Costco Canada.

About Adams & Co. Real Estate, LLC

Adams & Co. Real Estate, LLC is among the top five leasing companies in New York City, as measured by total square feet. The full-service real estate firm is responsible for millions of square feet of office space and provides property management, brokerage and consulting services throughout Manhattan by teaming experience with innovation.