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Savanna Buys 31 Penn Plaza Near Midtown Manhattan's Madison Square Garden

By Katie Spencer - Sep 27, 2011

[Savanna](#), a New York-based real estate private-equity firm, bought 31 Penn Plaza, an 18-story office building near midtown Manhattan's Madison Square Garden and [Penn Station](#).

The property, on West 31st Street between Sixth and Seventh Avenues, has 444,000 square feet (41,200 square meters) of space. Savanna plans to spend \$26 million on improvements, including a new front entrance and updates to the lobby and elevators, the company said in a statement today.

“The neighborhood surrounding Penn Station and Madison Square Garden is a growing mixed-use submarket with plans for millions of square feet in office, retail, residential and hotel development over the next few years,” Christopher Schlank, a managing partner at Savanna, said in the statement. “The improvements we have planned for the building should position 31 Penn Plaza as one of the upper-tier buildings in the neighborhood.”

The deal is Savanna's second in [Manhattan](#) in two weeks. On Sept. 21, the company said it acquired 80 Broad St., a 36-story Financial District office building with about 417,000 square feet of space, after taking control of the senior mortgage earlier this year.

Jones Lang LaSalle Inc. will handle leasing and management of the Penn Plaza property.

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