

— ACTIVE BUYER MANDATE

Quietly closing New York's most considered deals.

AN ACTIVE MANDATE · \$25M TO \$75M · MANHATTAN

The Kaden Team represents a **prequalified, actively acquiring buyer** pursuing \$25M–\$75M Manhattan commercial assets to serve as the founding home of a *cultural institution*. The acquisition is mission-driven and long-horizon. Buildings of architectural distinction, pre-war character, or cultural provenance are particularly relevant. **Owners considering legacy preservation alongside sale will find this a thoughtful steward.**

SECTION I

Acquisition *criteria*.

<p><i>i.</i></p> <p>PRICE RANGE</p> <p>\$25M – \$75M</p> <p>Prequalified buyer with verified capacity at the upper bound.</p>	<p><i>ii.</i></p> <p>ASSET TYPE</p> <p>Mixed-Use</p> <p>Retail, office, and hospitality components considered.</p>	<p><i>iii.</i></p> <p>REQUIRED COMPONENT</p> <p>Culinary Programme</p> <p>Existing operation or buildable kitchen for hosted dining.</p>	<p><i>iv.</i></p> <p>HOLD PROFILE</p> <p>Generational</p> <p>Legacy capital. Mission-aligned. Not a flip.</p>
--	---	---	--

SECTION II

Geography & *building character*.

Geographic focus

Manhattan, below 86th Street — broadly considered.

Preferred: Midtown East & Plaza District.

Preferred: Upper East Side, 60s through 80s.

Preferred: Flatiron, Gramercy, NoMad.

Considered: Adjacent prestige corridors, case-by-case.

Building character

Size: 10,000 to 50,000 SF.

Frontage: 25 ft minimum preferred.

Character: Architectural distinction, pre-war provenance, or cultural significance preferred.

Condition: Trophy, value-add, or repositioning.

Status: On or off-market — discretion guaranteed.

SECTION III

Why this *buyer closes*.

7 days

FROM CIM TO LOI

Prequalified, capitalized, and ready. Decisions made within seven days of receiving a CIM (*the seller's confidential information memorandum — financials, leases, and asset summary*). Closings in 30 to 60 days when the deal is right. The buyer has actively reviewed multiple Manhattan trophy and mixed-use assets in the past twelve months and is prepared to move decisively on the next fit.

Direct conversation. No public process.

If you own or represent a building that fits the brief, the most useful next step is a brief conversation. We respond within 24 hours and provide an indicative market view within 48.



Bledar Asllani
FOUNDER · LIC. ASSOC. BROKER
Direct 212.729.3526
bledar@kaden.nyc



Mirza Avdovic
LIC. REAL ESTATE SALESPERSON
Direct 917.609.8146
mavdovic@kw.com