

# COMMERCIAL OBSERVER

**Lease Beat**

## Brooklyn-Based Medical Practice Expands to Forest Hills Tower in Queens

**Central Medical Services of Westrock**, a medical practice specializing in workers' compensation cases, has signed a 10-year, 4,150-square-foot lease on the ninth floor of **Forest Hills Tower** in Forest Hills, Queens, *The Commercial Observer* has learned. Asking rent for the building is in the mid-\$30s per square foot.

CMSW will occupy the space in the **Muss Development** property at 118-35 Queens Boulevard beginning in May. The practice is headquartered in Brooklyn with satellite offices in Jamaica, the Bronx, Syosset and White Plains.



Forest Hills Tower entered the spotlight last year when **FEMA** signed a temporary lease for 200,000 square feet in the building as headquarters for its Hurricane Sandy relief efforts.

The lease was for floors one through eight, 10 and 12, *The Commercial Observer* reported at the time, for a term of several months.

The federal agency is still occupying the space, according to **Jason Muss**, principal at Muss Development. Mr. Muss declined to elaborate on how long the tenant would be staying in the building

“We are happy to have them in the building,” Mr. Muss said. “It’s great to have them in the building; they’re currently occupying the space.”

Muss Development is currently implementing a large-scale capital improvement plan at Forest Hills Tower. As part of the plan, Muss will be upgrading both lobbies and entrance ways and will add energy efficient cooling and heating systems.

“We’ve seen a real uptick in action in the building as people realize we have space.” Mr. Muss said. Muss is currently in active discussion about large portions of space in the building’s base.

**Nicholas Forelli**, vice president of Muss, represented the landlord in the lease transaction. **Noel Caban** of **Winick Realty Group** represented the tenant.

<http://commercialobserver.com/2013/04/medical-practice-expands-to-forest-hills-tower/>