

COMMERCIAL OBSERVER

Metro Loft Joins Quantum Pacific to Convert 767 Third Avenue to Residential



IDAN OFER OF QUANTUM PACIFIC, NATHAN BERMAN OF METRO LOFT, AND 767 THIRD AVENUE.

PHOTOS: GARETH CATTERMOLLE/GETTY IMAGES; COURTESY METROLOFT; CONWAY DESIGN

Metro Loft Management is stepping in to shepherd the conversion of **767 Third Avenue** from office to residential after the November sale to **Quantum Pacific** was finalized at the end of 2024. **Sage Realty**, formerly known as the Kaufman Organization, sold the office building to **Quantum Pacific** for \$88 million, but Metro Loft is on the deed filed Tuesday since it will be overseeing plans to convert the space to residential, according to property records and a source with knowledge of the deal. London-based Quantum Pacific fronted the money for the acquisition — its first Manhattan purchase — while Metro Loft secured a \$55 million loan from Israel-based **Bank Hapoalim** for the project, according to the source.

Eastdil Secured's Gary Phillips and **Will Silverman** negotiated the deal and declined to comment. Spokespeople for Quantum, Metro Loft and Sage did not immediately respond to requests for comment. The 286,212-square-foot office building on Third Avenue between East 48th and East 49th streets was one of Sage's six properties in Manhattan. The others are **747 Third Avenue**, **777 Third Avenue**, **437 Madison Avenue**, **77 Water Street** and **2 Gansevoort Street**. Metro Loft has been involved in several office-to-residential conversion projects around the city, most recently joining **InterVest Capital Partners** to transform **111 Wall Street**. But not all of them have been slam dunks, as Metro Loft's \$250 million commercial mortgage-backed securities loan on the conversion of **20 Broad Street** hit special servicing in August. The company had converted the former **New York Stock Exchange** offices into 533 residential units in 2018.