



Cohen, Tzfanya and Kamali of CBRE arrange 40,000 s/f lease

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Brooklyn, NY The Cliffs, New York's rock climbing facility with existing locations in Long Island City, DUMBO, and Valhalla, will be opening a new facility in the Gowanus neighborhood after signing a 25-year lease for a 40,000 s/f warehouse space at 233-239 Nevins St. between Butler and Douglass Sts.

Brad Cohen and Jacob Tzfanya, senior vice presidents at CBRE, and Jon Kamali, senior associate, represented the owner, Atkins & Breskins Company, and negotiated the lease at their former firm, Eastern Consolidated. The Cliffs was represented by its exclusive broker, David Silberberg of Spaceworks Real Estate Advisors.

The 233-239 Nevins St. space will be custom built for The Cliffs and feature 20-ft. high ceilings for bouldering and 40-ft. high ceilings for roped climbing.

"The Cliffs is an example of the incredible recreational and entertainment venues that are flourishing in warehouses located in the outer boroughs of New York City," Tzfanya said. "Our team has been fortunate to represent a number of flex industrial spaces in the market. We recently arranged the lease for Kick Axe, an indoor axe throwing entertainment venue that is now thriving on Degraw St., as well as deals for a theater tenant and a swim school. All of these transactions are great examples of a market that has evolved to embrace more recreational and entertainment-based uses."

Brad Cohen, CBRE

Jacob Tzfanya, CBRE

Cohen said, "In addition to its vast warehouse inventory, Gowanus is ideally located at the center of four vibrant residential neighborhoods, Park Slope, Boerum Hill, Cobble Hill, and Carroll Gardens, and is near a major transportation hub at Atlantic Ave., making it one of the most desirable destinations for experiential retail in New York City."

Cohen, Tzfanya, and Kamali are now marketing for lease an additional 10,000 square feet of flex warehouse space at 239 Nevins Street. Union Market, an expanding gourmet grocery chain, earlier leased 6,850 square feet on the ground floor of 233 Nevins Street and will be an attractive co-tenant for The Cliffs.

Cohen, Tzfanya, and Kamali recently joined CBRE to enhance and expand the firm's focus on the industrial, logistics, and retail leasing in the outer boroughs. Since the beginning of the year, the team closed or put into contract over \$210 million of warehouse space, including the purchase of Modell's 300,000-square-foot warehouse in the Bronx, and the sale of the 83,000-square-foot Bulova headquarters in Queens, which the team is now marketing for lease as the BQE Logistics Center.

The Cliffs offers memberships, clinics, and events at its facilities in Long Island City, DUMBO, Valhalla, and Philadelphia and will be opening in Harlem in 2018. More information about The Cliffs is available at <https://thecliffscimbing.com/>

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