



## **Baker and Cohen of Winick arrange two leases - 2,587 s/f**

January 22, 2019 - Shopping Centers

Brooklyn, NY TF Cornerstone has signed two retail leases totaling 2,587 s/f at the base of 33 Bond St., a 714-unit residential rental building located at the crossroads of Downtown Brooklyn, Boerum Hill and Fort Greene.

Neighborhood Cut and Shave, a barber shop and grooming concept with three New York City locations, leased 801 s/f of ground-floor space in the building, and Burger Village, a Long Island-based organic burger restaurant with three locations in Brooklyn, Great Neck and Hicksville, signed a lease for 1,786 s/f. Winick Realty Group represented TF Cornerstone in the leases.

“We are thrilled to welcome Neighborhood Cut and Shave and Burger Village to 33 Bond St., adding to the vibrant retail we have curated in partnership with Winick at the building. Along with Chelsea Piers’ first Brooklyn location and local favorites Devocion, and Depanneur, we are bringing great new amenities to Downtown Brooklyn for our residents and neighbors,” said Steve Gonzalez, head of retail leasing at TF Cornerstone.

“From day one, our leasing strategy has been to identify local operators with an impressive buildout to add value to the building and to the neighborhood,” said Winick president Steven Baker, who exclusively markets the retail at the project along with director Daniyel Cohen. “We are proud to welcome both of these tenants to the building as they bring much-needed amenities to the market.”

Steven Baker, Winick

Daniyel Cohen, Winick

Baker, Cohen and Winick Realty Group director Aaron Fishbein represented TF Cornerstone in both retail lease transactions, in addition to representing Neighborhood Cut and Shave. Burger Village was represented by Young Kim and Raj Whadha of RKF, a Newmark Company. Both tenants are expected to open in Q1 2019. The retail addresses are at 300 Livingston St.

Since they began leasing the retail at 33 Bond Street, Baker and Cohen have successfully brought in tenants to complement and enhance the growing neighborhood, where more than 5,000 new residential units, in addition to a variety of office and hotel projects, are currently in development. Other tenants include Devoción, Dépanneur and Chelsea Piers' first Brooklyn location.

"The retail at 300 Livingston St. offers an incredible opportunity for these incoming retailers," said Cohen. "With access to public transportation, as well as the many development projects underway—including the nearby Ace Hotel and 9 Dekalb, anticipated to be Brooklyn's tallest building—their potential clientele grows almost weekly."

Baker and Cohen are continuing to work with TF Cornerstone to market two remaining retail spaces at the project, including a potential restaurant concept for a vented 1,712-square-foot opportunity and a beauty concept to occupy the last 1,335-square-foot space.

33 Bond is a residential building in Downtown Brooklyn developed by TF Cornerstone. The building features a landscaped roof terrace with incredible views of New York City, the coworking space HomeWork for residents, onsite pet grooming in partnership with Throw Me a Bone, bike storage, and more. 33 Bond has a dedicated glass pavilion at ground-level for art exhibitions. The building is centrally located and just steps away from A, B, C, G, Q, R, 2, 3, 4 and 5 trains.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540