



Zhen, Berke and Smith of JLL arrange four retail leases totaling 7,189 s/f

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Amy Zhen, JLL

Davie Berke, JLL

Manhattan, NY According to JLL, in partnership with Columbia University, four new retail tenants are coming to the Morningside Heights neighborhood of the Upper West Side in the fall of this year.

Blue Bottle Coffee, Dos Toros, Loco Coco, and Hex & Company have all signed long-term leases totaling 7,189 s/f on Broadway between 113th and 114th Sts. at 2901-2913 Broadway, at the base of a residential building owned by Columbia. Blue Bottle Coffee signed for 1,711 s/f, Hex &

Company with 4,322 s/f, Loco Coco signed 487 s/f, and Dos Toros signed for 669 s/f. The leases are representative of a strategic initiative by Columbia to add retailers and uses in the area that will most benefit students, faculty and residents.

2901-2913 Broadway - Manhattan, NY

Blue Bottle Coffee is a national coffee roaster/retailer operating in select cities in the US and Asia; Dos Toros is a NY-based Mexican eatery; Loco Coco is a NY-based vegan superfood smoothie provider; and Hex & Company is a NY-based board game café.

JLL's commercial real estate team of Amy Zhen, Davie Berke, and Patrick Smith negotiated the transactions together with Columbia's real estate team of Shari Colburn, VP of real estate; Anne Lubell, assistant VP, and Aaron Weaver, real estate associate. The retailers were represented by Marc Frankel of Newmark Knight Frank Retail (Blue Bottle), Mark Tedeschi and Adam Langer of SRS Real Estate (Dos Toros), and Daniyel Cohen of Winick Realty Group (Loco Coco). JLL represented both the landlord and tenant in the transaction with Hex & Co.

"These specialty retailers are an ideal fit for the community," said Berke. "Columbia's campus on the Upper West Side extends well beyond its classrooms and academic buildings, and these retailers will be popular destinations for everyone connected to the university as well as for local residents."

"We are very excited to welcome this diverse group of tenants to the neighborhood," said Colburn. "The transactions are part of a dedicated strategy to further enhance the neighborhood, improve the streetscape, and expand the retail offerings surrounding our campus."

All four of the stores are expected to open by the end of the year. JLL is currently marketing six additional availabilities located at 2909 Broadway, 2913 Broadway, 2878 Broadway, 2872 Broadway, 2868 Broadway and 2700 Broadway in partnership with Columbia's real estate team. The available retail spaces are located between 103rd St. and 114th St.

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