



Schwartz of Sierra Realty and Zorzy of Picken Real Estate broker 5,000 s/f

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Taproom No. 307, a high-end craft beer bar and restaurant, has leased space and opened for business at 307 Third Ave. in the Gramercy Park section, according to Brad Schwarz, managing director at Sierra Realty Corp.

The lease provides Taproom No. 307 with 5,000 s/f of ground floor and basement space. The lease term is five years, with an option for an extension given by the landlord, Bradford Sweat Co.

Taproom No. 307 offers over 40 varieties of beer on tap. The staff is thoroughly knowledgeable in the selections available, and ready and willing to recommend the best beverage to accompany a patron's meal. Brunch is served on Saturdays and Sundays, and beer tasting is encouraged.

"It was evident at first sight that both this space and this neighborhood were ideal for a mature venue aimed at beer connoisseurs," says Brad Schwarz, managing director at Sierra, who represented the tenant. "The aged, wooden walls and the open, almost club-like atmosphere made this a great spot for Taproom, and it was a pleasure helping to facilitate the deal."

"I fell in love with this space immediately, and Brad was instrumental in its acquisition amidst steep competition," said Gina O'Keefe, one of Taproom's owners and a residential realtor with Brown Harris Stevens. "Brad's negotiating skills were impeccable, and none of this would have happened without him."

Bill Zorzy of Picken Real Estate represented the seller.

Founded in 1953, Sierra Realty Corp. provides commercial and multi-family property management services, office and store leasing, real estate consulting, advisory services to building owners and tenants, comprehensive construction services and acquisitions and investment advice. The firm currently manages 45 buildings, comprising 1,000 residential units and approximately 600,000 square feet of office and retail space in New York City.

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