



## **Valentino and Tergesen of ABS Partners ink two leases totaling 2,150 s/f**

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ABS Partners Real Estate, LLC has completed two deals totaling 2,150 s/f at 234 Union Ave. for Armageddon Tattoos and an upcoming Spanish/American restaurant. ABS managing directors Dean Valentino and Mark Tergesen represented the tenant and landlord.

Armageddon Tattoos signed a seven-year lease for 850 s/f in the building.

"This new location really appealed to Armageddon Tattoos, especially since its previous building was undergoing renovations which would have interrupted its business operations," said Valentino.

"With an established clientele who regularly seeks out its services, it was imperative that Armageddon Tattoos relocate as quickly and as smoothly as possible. 234 Union presented an ideal space and location for its needs and to grow the business."

The Spanish/American restaurant, which is as-yet unnamed, signed a 10-year lease for 1,300 s/f on the building's corner. This is the newest venture for owner Venneio Infante, a seasoned restaurateur.

"The surrounding area consists of many brand new condos and other new development, which made it a great place to open up a restaurant," said Valentino. "The vibrancy and energy of the surrounding areas made Venneio's decision easy as well as the corner location, which is extremely desirable."

Existing tenants in the building include a laundromat. There is one more 550 s/f space still available that was previously a hair salon.

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