



## **ABS Partners leases 850 s/f to Vanguard Wine Bar**

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ABS Partners Real Estate, LLC, one of New York City's foremost real estate services firms, has completed a 12-year lease for Vanguard Wine Bar in Kips Bay on 530 Second Avenue.

ABS Partners managing directors Dean Valentino, Jay Einbender and Mark Tergesen represented both the tenant and landlord. Ann La Centra and Josh Siegelman from Winick represented the landlord.

The 850 s/f property is a solo venture by Stefan Mailvaganam, co-owner of Bar Carrera & Custom American Wine Bar. Formerly a pizzeria, the wine bar will serve a variety of old and new world wines, specifically French and American.

"There was a great opportunity in Kips Bay's restaurant scene for an establishment like Vanguard Wine Bar," said Valentino. "It was designed to offer patrons a truly differentiated and international food experience that provides an alternative to the bars and pubs that are prevalent in this area."

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