



## **EVO Real Estate brokers four retail leases; Includes 8,500 s/f Sleepy's at 45 West 35th Street**

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EVO Real Estate Group has brokered four retail lease deals in the Midtown area and the East Village, including one that provides an 8,500 s/f second-floor location for a Sleepy's mattress store at 45 West 34th St., according to Dana Moskowitz, president of the firm. The transactions total more than 10,000 s/f.

Sleepy's, a privately owned mattress retailer founded in Brooklyn in 1931, will open later this year at its new Midtown location for a 15-year lease term. This will mark the chain's ninth location in the borough. Moskowitz represented landlord 34th Street Commercial Properties in the deal, along with EVO's Richard Price. Sleepy's was represented by Richard Smith of Winick Realty.

In the other three transactions, which all took place at East Village properties owned by the firm's principals, EVO CEO Ira Fishman represented both tenants and ownership. These encompass:

\* A seven-year lease extension for Yoshi Sushi Japanese restaurant at 131 Avenue A. The tenant, which just opened a second location in Corpus Christi, TX, will continue to occupy its 935 s/f space through January of 2023.

\* A new 12-year lease for Nino's Pizza, also at 131 Avenue A. Nino's will occupy 721 s/f of ground floor space, extending its franchise from Westchester, where it has four locations.

\* An additional new lease at 129 Second Ave. for a taco establishment from the owners of 2 Bros. Pizza, a chain with 13 other locations throughout New York City. The tenant has already taken occupancy of its 430 s/f ground floor space for a ten-year term.

"These four deals showcase that developing our retail is a major focus for our company," said Moskowitz. "As we continue to establish our brand, we aim to deliver on our reputation for high-volume commercial leasing, while further developing the other facets of our company."

Formerly doing business as Winoker Realty, EVO Real Estate Group is a privately held commercial real estate firm serving the diverse real estate needs of a highly prestigious list of tenants, owners, large corporations and growing businesses. The firm was acquired in February of 2013 by a partnership of four New York real estate principals who have been business partners and friends for many years: Chairman Ira Z. Fishman and President Dana L. Moskowitz, formerly of ID Real Estate Partners, and Principals Josh and Nathan Halegua of Jonis Realty and Citi-Urban Management.

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