



Fishbein, Kaplan and Diamond of Winick secure 550 s/f lease for Stolle

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Eastern European caf  chain Stolle signed a lease for its first area location, securing 550 s/f of ground-floor retail space with 40 ft. of all-glass corner frontage at 119 Court St. on the corner of State St.

"We are excited to be able to bring Stolle to Downtown Brooklyn," said Winick Realty Group's Aaron Fishbein, Stolle's exclusive broker in N.Y.C., who represented the bakery in the 10-year lease.

"This is a prime retail corner, surrounded by not only an incredibly strong co-tenancy including Trader Joes, Maison Kayser, Barnes and Nobles, United Artists Theatre and Lenscrafters but also a dense office and residential population."

Set to open in September, Stolle's new storefront is a corner division of Tio Pio, the sublessors on the space, who were represented by Winick's Jordan Kaplan and Zach Diamond.

Earlier this year, Fishbein leased a retail and commissary space for Stolle at Jamestown LP's Falchi Building in Long Island City. That commissary will service the Court St. location, as well as four additional sites that Fishbein is negotiating in Manhattan markets. Like the Court St. market, these Manhattan sites feature strong demographics that lend themselves to a healthy three-part business opportunity breakfast, lunch and dinner, as well as a robust delivery business.

"Stolle prides itself on incredibly fresh products and thanks to 119 Court Street's proximity to our Long Island City commissary, we will be able to bring in fresh pies three to four times a day," said Irina Belska, who is spearheading the effort to bring the Stolle brand to America. "Being able to occupy a prime retail corner in an area with so many business drivers aligns with our business model and meets our many site requirements. We look forward to working with Winick Realty Group to lease additional locations as the Stolle brand expands into New York City."

"Our client is extremely happy to welcome Stolle to the building," said Diamond. "They will be a wonderful complement to the neighborhood and they look forward to being successful together."

Stolle continues to seek sites in Manhattan ranging from 300 to 700 square feet. Venting and basement space are not required.

The site was leased for \$250 per s/f.