



## **Lee NYC brokers two retail leases totaling 4,550 s/f: Includes 3,500 s/f to Irving Farm Coffee Roasters by Braus and Sutro**

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Peter Braus, Lee & Associates NYC

Manhattan, NY Managing principal Peter Braus and managing director JP Sutro of Lee & Associates NYC LLC (Lee NYC) have arranged two retail leases totaling 4,550 s/f.

The first deal was a 15-year lease for Irving Farm Coffee Roasters at 78 West 3rd St. at Thompson St. in Greenwich Village. The 3,500 s/f, two-story space faces Washington Sq. Park and is located in New York University's main campus.

"We received a lot of interest from restaurateurs, but ownership was especially excited to partner with such a successful local business like Irving Farm," said Braus, who represented the owner, CEJ Properties, with Sutro.

Matthew Schuss, associate director at Winick Realty Group, represented the tenant, marking this his third successful lease transaction on behalf of the brand. Irving Farm will open in spring.

JP Sutro, Lee & Associates NYC

In the second deal, Adam Malitz, associate of Lee & NYC has orchestrated mokbar's first free-standing restaurant at 212 Flatbush Ave., between Bergen and Dean Sts. in Park Slope. The restaurant will open in a 1,050 s/f space across the street from Barclays Center, with full basement and two entrances. In its current Chelsea Market location, mokbar has caused a sensation with its distinctive combinations of Korean soups with fresh ramen noodles. The new Brooklyn location will have a more expansive menu showcasing chef/owner Esther Choi's original approach to traditional Korean cuisine.

Malitz recently arranged a lease for SHORTY'S first Brooklyn location across the street from mokbar. Ovenly will soon open on the same block, and other neighboring businesses include Patsy's, Shake Shack, Snowdays, and Doughnut Plant.

The tenant took immediate possession and opened in February.

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