



Beard and Pennington of RIPCOT handle 1,950 s/f lease

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Brooklyn, NY Two Trees Management today announced that Evil Twin Brewing, a cult craft brewery and taproom, will open a new location on the ground floor of 45 Main St. in the DUMBO neighborhood. The 1,950 s/f space will be Evil Twin Brewing's second location in the city, expected to open early 2021.

Alex Beard and Jason Pennington of RIPCOT Real Estate represented both Two Trees and the tenant in the transaction.

"Evil Twin brewing is one of the most talked about brewing experiences in the city. Located in the heart of DUMBO and a few steps from Brooklyn Bridge Park, 45 Main St. is the perfect spot for another great taproom and coffee shop," said Jed Walentas, principal of Two Trees Management. "As part of our ongoing goal to support independent businesses, we are always looking to partner with local retailers and food purveyors like Evil Twin who will contribute to the unique and eclectic atmosphere of DUMBO."

"We're excited to expand to the vibrant DUMBO neighborhood to serve our favorite beers and amazing coffee from Sey to more folks across New York City," said Evil Twin Brewery owner Jeppe Jarnit-Bjergso. "Our second location at 45 Main St. will bring our one-of-a-kind experience and tastes to visitors and be a local spot for those that work and live in the area."

Founded in 2010 as a "nomadic" brewery, by the iconic "gypsy brewer" Jeppe Jarnit- Bjergso, Evil Twin first established themselves as a global beer company, before opening their first permanent brewery and taproom in 2019. Notable for its unique recipes, Evil Twin brews new recipes every week and specially makes its own beef jerky. The second location is estimated to bring about 15 new jobs to the area.

45 Main St., a 12-story, 475,000 s/f landmark building features a large landscaped roof deck designed by Field+Operations – the landscape designers of the High Line and Domino Park. Tenants can enjoy amazing views from all 12 levels, seeing as it is just steps from the Brooklyn Bridge, waterfront Brooklyn Bridge Park and the special shops and restaurants of DUMBO.

Two Trees Management is known for its singular role in transforming the Brooklyn neighborhood of DUMBO where the company's holdings include 12 buildings comprising more than 3 million square feet of commercial and residential space. Two Trees' efforts have led DUMBO to evolve from a neglected industrial waterfront to a vital multi-use-community. A popular destination for New Yorkers

and tourists alike, DUMBO is known for its boutique retail, innovative technology firms, luxury residences, art galleries and performance venues.

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