



Renaissance Properties completes office space at 166 Crosby St.

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In 2019, Kenneth and Bradley Fishel of Renaissance Properties wanted to renovate their small loading dock on post-industrial Crosby St. The adjacent space was vacant and had been Petsmart's dog training area and loading dock. The team hired WorkShop/APD to design a modern inviting entrance. The historic terra cotta ceiling was fully restored, and the original red brick wall was rebuilt. High quality finishes were used throughout, and also live foliage in the entry.

In the lobby a café was built and is operated by Café Lyria. The lobby has become a place of community for the neighborhood and a high-level amenity to building tenants. In addition to coffee drinks and homemade pastries, lounge music is audible and seating is available for tenants to take a break and collaborate.

The building is fully leased except for the 5th floor. When the space became available the team elected to upgrade the space to 2022 luxury standards. All lighting was replaced with energy efficient LED and a new VRF-HVAC system was installed. "Tenants can control their interior atmosphere over multiple zones on an app," said Kenneth Fishel, president of Renaissance Properties.

The available space features open plan design with many private offices, collaboration rooms, conference rooms and phone booths. "The space is ready to go, tenants can move in immediately," said Kenneth Fishel. In addition to the physical plant, the space was fully wired for plug-and-play availability.

Bradley Fishel said, "166 Crosby St. is the best in class in the Soho / Noho market. No other building has the amenities and high-quality construction that we have. Tenants know the difference, and that's why we've had leasing success."

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