



## **Judlau Contracting signs 14,387 s/f lease with RockFarmer Props. at Heritage Tower**

March 28, 2023 - Design / Build

Queens, NY Judlau Contracting LLC has signed a long-term lease with RockFarmer Properties for 14,387 s/f at Heritage Tower, located at 82-11 37th Ave. in Jackson Heights. The new lease brings the recently renovated, 135,000 s/f mixed-use office building to 91% leased.

Judlau Contracting was looking for an office space to serve as the general offices and “home base” for its team as the company begins work on the ‘Five Stations Renewal’ project of the Flushing Line (7), which will include improvements to the 52nd St., 69th St., 82nd St. - Jackson Heights, 103rd St. - Corona Plaza and 111th St. stations.

Michael Lee, first vice president of CBRE represented the landlord, RockFarmer Properties, in the direct transaction. Judlau Contracting’s new lease encompasses 11,126 s/f — the entire eighth floor — and 3,261 s/f on the fourth floor. Although the terms of the deal were not disclosed, asking rents at Heritage Tower are \$50 per s/f. The company expects to move into its new offices this spring.

“Judlau Contracting needed a strategic location for its team as it begins its years-long work on the renovation of several subway stations along the seven line,” said Lee. “Heritage Tower is conveniently located in the middle of the five stations, making it a fitting location for the team to set up its operations.”

Only one space remains available for lease at the building, the 9,500 s/f retail space, which was previously occupied by Rite Aid pharmacy. RockFarmer is currently in final discussions with several name-brand tenants looking to lease the space, which offers access to one of the busiest retail corridors in the city.

“After renovating, modernizing and rebranding Heritage Tower, we are thrilled to see the building approach 100-percent-leased, and are further encouraged that the surrounding subway stations will see significant upgrades in the coming years,” said Kostas Koutsothanasis, COO of RockFarmer Properties. “We expect to announce an exciting new lease for the retail space in the next several weeks.”

Heritage Tower recently completed a \$4 million renovation of the nine-story office tower that included a complete renovation and upgrade of the building’s common areas, lobby and three-story atrium; the installation of new elevator cabs and mechanicals; the installation of a new roof; and the addition of turn-key incubator spaces for small businesses and entrepreneurs on the lower level.

Designed by Tersigni Palacheck, the renovated lobby features imported large format Italian tiling, a security desk and design elements including LED lighting and digital displays.

Tech upgrades and additions include the installation of high-speed fiber optic and coaxial cables; increased riser capacity; public Wi-Fi in all common areas; and a back-up generator to provide continued, seamless service to tenants during a power outage—a must-have for today's high-speed medical, creative and professional services tenants. Heritage Tower is the only commercial outside of Long Island City to have achieved the prestigious Gold rating from WiredScore.

Built in 1998, Heritage Tower is located in a commercial and retail district. Situated one block from the seven train and a few short blocks from the E, F, M and R trains, the Brooklyn-Queens Expressway and served by multiple bus routes, Heritage Tower features views of Queens and Manhattan, on-site parking and an attended lobby and ground floor retail.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540