



## **LH Charney completes leases with Miznon, Poke Bowl; firm's retail spaces now at 100% occupancy**

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Manhattan, NY LH Charney announced three new leases at 1410 Broadway, totaling over 7,000 s/f. The lease transactions include new tenants Miznon, an internationally acclaimed restaurant specializing in Israeli cuisine, and Poke Bowl, a Hawaiian fast-casual restaurant, along with renewing tenant Pret a Manger. Bob Gibson, Davie Berke, and Alexandra Sanoulis of JLL represented ownership in all transaction. Miznon was represented by the same JLL team, with Kim Levandovsky of Retail by Mona representing Poke Bowl, and a Newmark team of Ariel Schuster, Jackie Totolo, and Michael Paster representing Pret A Manger.

The new Miznon location will span 2,500 s/f and will be their fourth NYC location, while Poke Bowl just opened its new 1,000 s/f space. Pret A Manger will continue to occupy its existing 2,500 s/f space. The three new leases have brought LH Charney's Broadway portfolio's retail space to full occupancy. The neighboring 1441 Broadway, home to the popular Yard House, achieved full occupancy of its retail space in 2022.

Joseph Giannola, president and COO of L.H. Charney, said, "We are delighted to welcome Miznon and Poke Bowl to join our roster of distinctive retailers at 1410 Broadway, and have been consistently impressed by the leasing activity at both 1410 and 1441 Broadway. In achieving full retail activation with a diverse range of curated offerings, we have significantly enhanced the building's attractiveness to current and prospective office tenants. The presence of unique and upscale retail attractions has become a critical amenity for our tenants and elevates the overall appeal of the building"

L.H. Charney completed a major capital improvement program by TPG Architecture at 1410 Broadway just before the COVID pandemic, including a full renovation and modernization of the lobby, common areas, restrooms and elevators.

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