



## Colliers leases 5,644 s/f to Tap Room at TRITEC's Station Yards

October 31, 2023 - Front Section



Ronkonkoma, NY Tap Room, the bar and restaurant has leased 5,644 s/f at TRITEC Real Estate Company's Station Yards project.

A team from Colliers represented the landlord, including Maria Valanzano, Steve D'Orazio, and Jake Horowitz.

"We're very pleased with the way Station Yards is evolving. Tap Room's brand has been synonymous with quality, fun, and a welcoming community atmosphere across Long Island for over a decade," said Steven D'Orazio, senior vice president at Colliers.

"Colliers is honored to have assisted their expansion into the development, providing Ronkonkoma with another outstanding local option to discover and enjoy."

With a commitment to bringing an exceptional dining and social experience to the community, Tap Room's new location at Station Yards promises a blend of traditional comfort and contemporary

style. Being at a transportation hub will allow them to increase their offering and reach a broader clientele. The convenient location near the Ronkonkoma Train Station ensures easy access for both local residents and travelers alike.

“When we heard about TRITEC’s Station Yards initiative, we were immediately very interested. While we’ve never had the opportunity to work directly with TRITEC in the past, as neighbors to their projects in both Patchogue and Bay Shore, we have observed firsthand how their pioneering mixed-use developments have positively impacted our local communities and supported local businesses. We are truly excited to bring the Tap Room to such a promising project and to participate in their vision for the Station Yards,” said owner James Bonanno.

Station Yards is a transformative project developed by TRITEC, creating a new hub for Long Islanders. TRITEC’s Station Yards Project, known for its design and commitment to community and sustainable development. Along with 1,450 apartments, 195,000 s/f of retail space, and 360,000 s/f of office space Station Yards is creating obs and housing options at the busiest train station in Suffolk County. TRITEC completed the first phase of 489 apartment homes, Alston Station Yards, in 2021. The current development phase includes:

- 388 apartment homes.
- 70,000 s/f of retail space.
- 16,500 s/f of office.
- A public plaza

TRITEC expects construction to be complete in 2024. The project features office space, retail, and residential units.

“The inclusion of Tap Room in the Station Yards Project is a fantastic development for everyone involved,” said Jimmy Coughlan, vice president at TRITEC Real Estate Company. “Tap Room and TRITEC have both played pivotal roles in the revitalization of Patchogue and Bay Shore. We are excited to work together to establish Station Yards as a new destination for Long Islanders.”

Tap Room’s new location will feature its signature blend of craft beers and fresh ingredients and be an invaluable addition to the Ronkonkoma community. The new space is expected to be completed by April, with the grand opening to follow soon after.