



## TF Cornerstone inks two nail salon leases totaling 3,184 s/f

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Manhattan NY Real estate development firm TF Cornerstone (TFC) has inked a new lease signing with sundays Studio, a high-end salon that specializes in non-toxic nail care and self-care experiences, at the ground floor of Malt Dr.'s North Tower in Long Island City. The lease marks the salon's sixth location in New York and is expected to open summer 2025.

This is sundays' sixth location in the city. The studio became popular with the introduction of their signature meditative manicures, featuring guided meditations paired with their nail services. Other services include the deep hydration pedicure, red light therapy manicure, and anti-aging rose treatment.

Akram Mozeb and Jordan Raphan of KSR represented sundays Studio for their brand new 1,581 s/f space at the highly-anticipated Hunters Point South waterfront location. TFC worked directly with sundays to secure the lease agreement.

“sundays Studio is an exciting addition to the burgeoning Hunters Point South neighborhood. Malt Dr. represents the next iteration of Long Island City’s future, by bringing 1,386 new residences to the area. sundays will no doubt be a popular community amenity for residents at Malt Dr. and the larger Hunters Point South neighborhood,” said Steve Gonzalez, vice president of retail leasing at TF Cornerstone.

TF Cornerstone also completed a new lease signing with Honey Nails, a premier non-toxic nail salon at the ground floor of 505 West 37th St. in the Hudson Yards neighborhood. The lease marks Honey Nails’ eleventh location in New York City, with existing locations including TF Cornerstone’s 33 Bond St. and 606 W. 57th St. properties. The salon will be opening its doors to the public at 505 West 37th St. this winter.

Representing TF Cornerstone, Steven Baker, Daniyel Cohen and Tom Galo of Winick Realty Group assisted Honey Nails’ new 1,603 s/f lease. Eddie Mamiye from MOD Commercial Real Estate represented the tenant.

The new Malt Dr. project, 2-20 and 2-21 Malt Dr., will feature 1.43 million s/f and will bring 1,386 rental residences to Hunter’s Point South’s Malt Dr., a new city street named as a nod to the site’s history as a sugar cane processing facility-turned-beer distribution center. The project will also expand the Hunter’s Point South waterfront and bring new open space – for both residents and the public – to Newtown Creek for the first time, directly across from Greenpoint, Brooklyn. Leasing for both buildings is expected to commence this summer, starting with the South building, 2-20 Malt Dr., and followed by the opening of the North building, 2-21 Malt Dr.

Malt Drive offers views of the city skyline, Brooklyn and Queens. 2-20 and 2-21 Malt Dr. adds to TFC’s existing LIC portfolio which now includes nearly 5,200 units across nine buildings.

“We’re thrilled to welcome Honey Nails to their third location within the TFC portfolio at 505 W. 37th St., a testament to TF Cornerstone and Honey Nails’ growing partnership,” said Gonzalez. “Building on their success at our 33 Bond and 606 W. 57th properties, we’re excited to welcome Honey Nails into Hudson Yards. The neighborhood’s foot traffic and live-work-play concept create an ideal setting for their continued expansion.”

“We are excited to collaborate with TF Cornerstone once again to establish our newest salon in Hudson Yards, marking our eleventh location in New York City. We look forward to serving the local community and the residents of 505 W. 37th St. with our dedication to clean and safe beauty treatments,” said Jisoo Sun, president at Honey Nails.

“Bringing sundays to the Long Island neighborhood, thanks in part to TF Cornerstone, is an exciting milestone as our business continues to expand. The Hunter’s Point South waterfront is truly a vibrant neighborhood, and we are thrilled to open our doors next year to the community and new residents of Malt Drive,” said Amy Lin, founder of sundays.