



## Three new leases signed at Jasper

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Long Island City, NY The Domain Companies, LMXD, the VOREA Group, and Bridge Investment Group said that three new retail leases have been executed at Jasper, a mixed-use development, comprising 6,115 s/f of Jasper's 33,340 s/f of retail space. Combined with the four other leases previously announced at the building, Jasper is 83% retail leased prior to completion of construction in Q1 2025. The new tenants are Frankie's Brooklyn Pizza (1,363 s/f), Tiger J Taekwondo (3,015 s/f), and Matsuzuki Sakura, a sushi and sashimi restaurant (1,738 s/f). The tenants are working to open in early 2025 to coincide with the completion of Jasper's residential space at the \$370 million project.

All three retail leases at Jasper were brokered by Adam Joly and Rachel Cohen at Igloo, who represented ownership.

"With the addition of these three businesses to Jasper, we are seeing our vision for the building as a dynamic center that enhances our residents' and neighbors' lives, supports small businesses, and compliments the Long Island City character come to life," said Matt Schwartz, co-CEO of The

Domain Companies. “We are excited that the retail environment at Jasper is growing with businesses that will offer a slate of important resources and opportunities to the neighborhood.”

“We have been fortunate to work with incredible operators who we believe are rounding out a sustainable retail ecosystem within the heart of the Hunters Point waterfront,” said Adam Joly, principal of IGLOO NYC. “From restaurants to early education and enrichment, to neighborhood conveniences Jasper is slated to become a center for LIC community activity as well as an amazing amenity to residents of the building”.

“We are thrilled with the roster of great leases that our partners at Igloo and Domain have secured for Jasper,” said David Dishy, CEO of LMXD. “The tremendous interest we are seeing from true community-making businesses speaks to the fact that the Hunters Point waterfront is now unquestionably one of New York’s most desirable neighborhoods.”

Frankie’s Brooklyn Pizza, a collaboration between New York Fine Foods pizza truck, a Long Island City mainstay on 47th Rd. and 5th St., and New York City catering giant Sage and Zest, will open in Jasper offering a wide variety of personal pizzas, square pies, slices, cafe favorites, and a unique wine bar experience. With plans to extend their menu well beyond the 12” personal pies the truck is known for, the team at Frankie’s is taking a page out of Justin Fauci, founder of Sage and Zest’s playbook, offering full-scale catering, grab and go essentials and a multitude of dine-in options. Named after Fauci’s daughter, Francesca, Frankie’s Brooklyn Pizza is a product of over four decades of industry experience and a desire to further its footprint in Long Island City. The tenant did not use a broker.

Tiger J Taekwondo, a martial arts gym, will open its second Long Island City location at Jasper. The martial arts gym goes beyond teaching high kicks and powerful strikes by integrating essential life skills such as discipline, focus, confidence, and respect into every class. Tailored especially for young people but beneficial to all ages, from enthusiastic 3-year-olds to dedicated adults, the curriculum fosters patience, responsibility, and leadership through engaging and interactive lessons, ensuring each student not only masters Taekwondo techniques but also cultivates self-control and personal growth. Tiger J Taekwondo is a Kukkiwon certified dojang with expert instructors from Korea. The gym used Winnick as its broker.

At Matsuzuki Sakura, restaurateur Sam Zheng brings more than 22 years of experience to his latest concept at Jasper. The restaurant is an upscale, family-style sushi and sashimi experience for the Hunters Point waterfront with a focus on fresh seafood and great service. The full menu at Matsuzuki Sakara will include hot dishes like yakitori as well as a range of sake. The tenant used Golden Goose Realty as its broker.

Located along 5th St. between 50th Ave. and 49th Ave., Jasper is a joint venture between The Domain Companies, LMXD, the VOREA Group, and Bridge Investment Group. The development team is in discussions with potential retailers to provide an optimal spread of resources to Jasper and the neighborhood.

Frankie's Brooklyn Pizza, Tiger J Taekwondo, and Matsuzuki Sakura will join Dumbo Market, a grocery store; Bright Start, a Queens-based early childhood development center; Club Pilates, the boutique Pilates brand; and Glowbar, a facial membership studio, on Jasper's ground floor.

In addition to the ground floor retail space, Jasper will have 499 apartment rentals ranging from studios to three bedrooms, 150 of which will be set aside for those with a 130% area median income. A development designed to offer residents a holistic living experience, Jasper residents will enjoy access to multiple outdoor terraces, a pool, fitness equipment and classes, a yoga studio, bike storage, multiple landscaped courtyards, a game room, package lockers, personal storage, dedicated outdoor dining and BBQ areas, a residential lounge and demonstration kitchen, co-working space, green roofs, and 112 parking spaces.

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