



## **Dolgin of Kalmon Dolgin Affiliates handles 16,800 s/f to Believe High Schools**

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Kalmon Dolgin Affiliates has leased the entire second floor of 16,800 s/f at 33 Nassau Ave. in the Greenpoint neighborhood to Believe High Schools Network, Inc., a New York City Charter School, according to Neil Dolgin, co-president of Kalmon Dolgin Affiliates.

Grant Dolgin of Kalmon Dolgin Affiliates represented both the tenant and the owner in the transaction. Believe High Schools Network will operate a charter high school and administrative offices in the new location, which represents a relocation and expansion within the Greenpoint section of Brooklyn.

Also known as the Flour & Sugar Building, the three-story, 88,000 s/f mixed-use property has undergone a remarkable transformation over the past two years under the direction of Kalmon Dolgin.

In addition to the new charter school, the owners have attracted an impressive list of retail, office and light manufacturing tenants to the property, including Mariebelle Chocolates, BlenderBox, a web design firm, Vespa motor scooters, SBK Associates, an event design firm, the Lower Eastside Service Center (LESC) Foundation and the Angel Street Thrift Shop.

"With the recent influx of thousands of new residents, the Greenpoint and Williamsburg markets were ready for this type of first-rate office and retail space, and the success of the Flour & Sugar Building is a testament to the revitalization of the McCarren Park area," Dolgin said. "The property represents a great value while offering the cutting-edge location and modern space today's businesses require."

The property is across the street from McCarren Park, near to public transportation and offers incredible access in the heart of this revitalized neighborhood. It is also a prequalified address for relocating businesses seeking tax incentives.

Businesses may be eligible for New York City Relocation And Employment Assistance (REAP) credits of \$3,000 per employee per year for up to 12 years and the Industrial And Commercial Incentive Program (ICIP), which allows participants to receive reduced energy rates.

Founded in 1904, Kalmon Dolgin Affiliates offers over a century's worth of experience in the management, sale, leasing and marketing of commercial and industrial property throughout the New York Metropolitan region. In addition to its staff of 35 brokers, Kalmon Dolgin Affiliates, through its subsidiary, KND Management Co., Inc., operates a portfolio of over six million s/f of industrial, office, medical and retail space in ten states. Their highly-trained professionals offer a practical, street-wise approach to real estate, supported by the latest in real estate management and research technology and four generations of unparalleled expertise.

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