

April 26, 2011

LEASE BEAT

By *Laura Kusisto*

LEASE OF THE WEEK



First Retailers for 1 Brooklyn Bridge

1 Brooklyn Bridge Park

Brooklyn's little waterfront condo conversion that could has signed its first two retail leases.

Despite the sweeping harbor views, sales at 1 Brooklyn were initially sluggish, until a triplex penthouse in the building smashed the modest Brooklyn condo price record with an \$8.495 million sale. With so many captive yuppies, the only question remained: What to do with that 72,000 square feet of retail space?

The answers will not surprise you. **Brooklyn Bridge Bark**, a high-end pet boutique, has signed one of the inaugural leases for **1,760 square feet of ground-floor** space on Park Drive in a long-term deal. "One Brooklyn Bridge, being right next to the Pier 6 Dog Run in this gorgeous park," said John Squires, president of Brooklyn Bridge Bark, in a statement, "is a prime location that lends itself to ... playful exchange and social activity."

Meanwhile, **Waterfront Wines and Spirit**, which specializes in boutique European wines and organic beverages, has

leased **1,170 square feet** on Joralemon Sreet in a long-term deal. "The building is an ideal location for a boutique wine store," said Donald Killinger, a partner in the company along with Maio Martinez. "We think we're a perfect amenity for both the residents of the building and the larger neighborhood around us." For an added dash of drama, the new space is being designed by Tony-nominated scene designer Alexander Dodge.

Winick's Diana D. Boutross and Lee Block, with **Ian Levine of Spandrel Property Services**, represented the landlord and tenants in both deals.

Never fear, with enough retail space available to start a small strip mall, including two restaurant spaces and potential for a 30,000-square-foot supermarket location, the most pressing needs of Brooklyn Heights' 30-somethings won't go unmet for long. "We have been working with many different tenants," Ms. Boutross said. "There has been a lot of interest in the restaurant locations in particular, but also from day spas, sporting and bicycle companies and apparel tenants."