

For: R.J. Brunelli & Co., Old Bridge, NJ
From: Parness & Associates, Aberdeen, NJ

For Immediate Release

R.J. BRUNELLI & CO. BROKERS FOUR MANHATTAN STOREFRONT LEASES

--Transactions include first Manhattan store for Long Island fashion boutique Twenty5A, new concepts from chefs Koji Kagawa and Chat Suansilphong, and new café from owners of Krav Maga Experts

OLD BRIDGE, N.J. (4/9/19)-- R.J. Brunelli & Co., LLC, today announced that it brokered leases for four storefront retail and restaurant sites on the eastside of Manhattan.

In the largest of the deals brokered by sales associate David Singer, the Old Bridge, N.J.-based retail real estate firm signed women's fashion boutique Twenty5A to its first Manhattan location at 1630 Second Avenue, between East 84th and 85th Streets. The Long Island-based apparel retailer, which currently operates locations in Williston Park and Woodbury, will occupy 3,400 square feet, including 1,900 square feet on the ground floor and 1,500 square feet of basement storage space.

Twenty5A is expected to open by early summer at the site, which is owned by Comprehensive Management of Manhattan, LLC. The space previously housed the Oasis Nail Salon. Singer represented the tenant on the transaction in his capacity as exclusive broker for Twenty5A for Manhattan, where the company is seeking additional locations.

Singer additionally brokered the lease that will bring Duoza, a new Omakase (chef's choice) sushi concept from chef Koji Kagawa, to the Lower Eastside. Kagawa is the former chef of Sushi Samba in Manhattan, which subsequently migrated to current locations in Las Vegas, Miami, London and Amsterdam. His new restaurant is projected to open this summer in a 1,560-square-foot corner location at 63 Delancey Street (with frontage on both Delancey and Allen Streets), previously occupied by Berkli Parc. The lease includes 760 square feet of ground floor space and 800 square feet of basement storage. Singer represented the tenant on the lease, while Jeffrey Angel of RES Commercial Corp. represented landlord Dalan Management.

In the Grand Central area, Singer signed Gia, a new Thai chicken quick-serve concept from chef Chat Suansilphong, for a space at 158 East 45th Street that formerly housed the FishStop restaurant. Gia, which is expected to debut in early summer, will occupy 800 square feet, evenly divided between the ground floor and basement. Locally, Suansilphong is best known for partnering on the popular Fish Cheeks Thai restaurant on Bond Street in lower Manhattan. Singer represented Gia on the 45th Street lease with landlord Cornerstone Management Systems, Inc.

Finally, Singer brokered the lease for Retro Coffee to occupy 730 square feet (380 square feet on the ground floor and 350 square feet of basement storage) at 134 East 17th Street between Third Avenue and Irving Place. The café and bakery is expected to open in early summer in the space formerly occupied by Tone Café. Retro Coffee is a new concept developed by the owners of the Krav Maga Experts fitness studios. Singer represented both the tenant and landlord 132-134 East 17th Street LLC on the deal. Krav Maga currently has three locations in Manhattan and one in Brooklyn.

Singer joined R.J. Brunelli in 2018, bringing over 20 years' experience in the hospitality industry, orchestrating dozens of food and beverage and apparel retail transactions in Manhattan, New Jersey and other markets. As a consultant to a number of leading hospitality groups, he played a role in the openings of nine of Tao Group's venues in Manhattan and Chicago; eight Starr Restaurant Organization locations in Manhattan, Florida and Pennsylvania; the Standard Hotel in Manhattan's Meatpacking district, The Rio Hotel in Las Vegas, the W Hotel in Fort Lauderdale, 230 Fifth in Manhattan, as well as projects for independent operators in New York, New Jersey, Pennsylvania, Florida, and Las Vegas.

About R.J. Brunelli & Co.

[R.J. Brunelli & Co.](#) serves as exclusive broker for 37 existing retail properties with a combined gross leasable area (GLA) of approximately 2.0 million square feet, and six properties for sale. The properties are located throughout New Jersey. The firm also serves as exclusive or preferred tenant representative for approximately 20 retail, restaurant and service chains. These include representation in various New Jersey, New York and Pennsylvania counties for such major companies as Dollar Tree, Sally Beauty Supply, TCC Verizon Wireless, Jersey Strong, Urban Bricks Pizza, Modern Acupuncture, and European Wax Center.

####

Press contacts: At R.J. Brunelli & Co., LLC, Danielle Brunelli, President, (732) 721-5800; at Parness & Associates Public Relations, Bill Parness, bparness@parnesspr.com or Lisa Kreda, lkreda@parnesspr.com