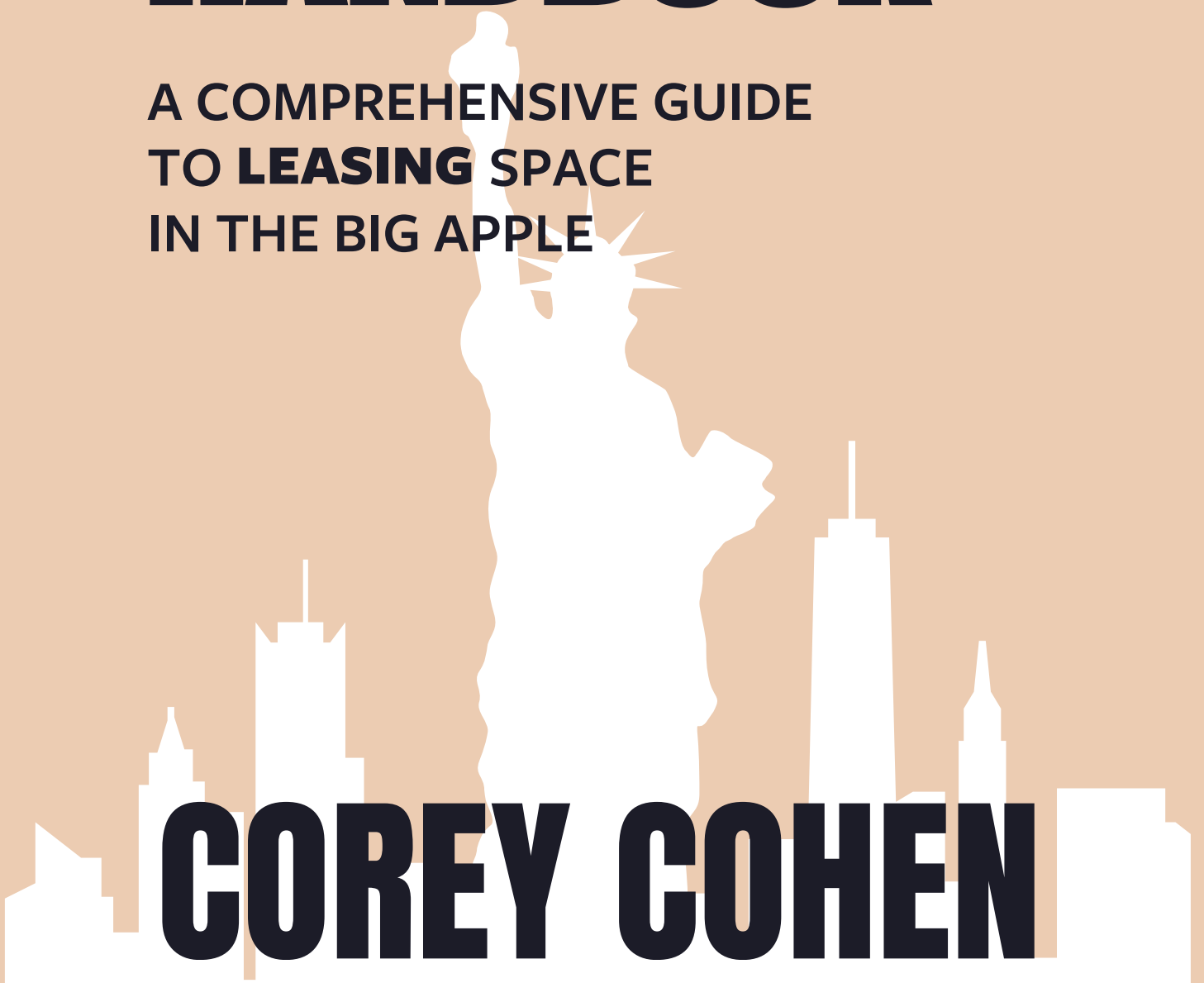


A LANDLORD'S HANDBOOK

**A COMPREHENSIVE GUIDE
TO LEASING SPACE
IN THE BIG APPLE**

A white silhouette of the Statue of Liberty stands prominently in the center, holding a torch aloft. Behind her, a stylized skyline of New York City skyscrapers is visible, including recognizable buildings like the Empire State Building and the Chrysler Building. The entire graphic is set against a solid tan background.

COREY COHEN

FOUNDER OF THE ROEBLING GROUP

Dear Landlord,

Thank you for the opportunity to present my ideas on how to best lease your space. I am passionate about what I do and will always operate as a fiduciary first.

I intend to make this transaction as smooth as possible while helping you net the most amount of capital from your building. Please feel free to reach me anytime should you have questions or want to discuss further

Sincerely,
Corey Cohen

A handwritten signature in cursive script that reads "Corey Cohen".

Founder and CEO
ccohen@roeblinggroup.com
646.906.9054



About THE ROEBLING GROUP

John Roebling's Brooklyn Bridge merged science with art.

At The Roebling Group, we deploy data-driven strategies that foster the connection needed to successfully execute your lease.

Boutique.

Personalized.

Experienced.

Accountable.

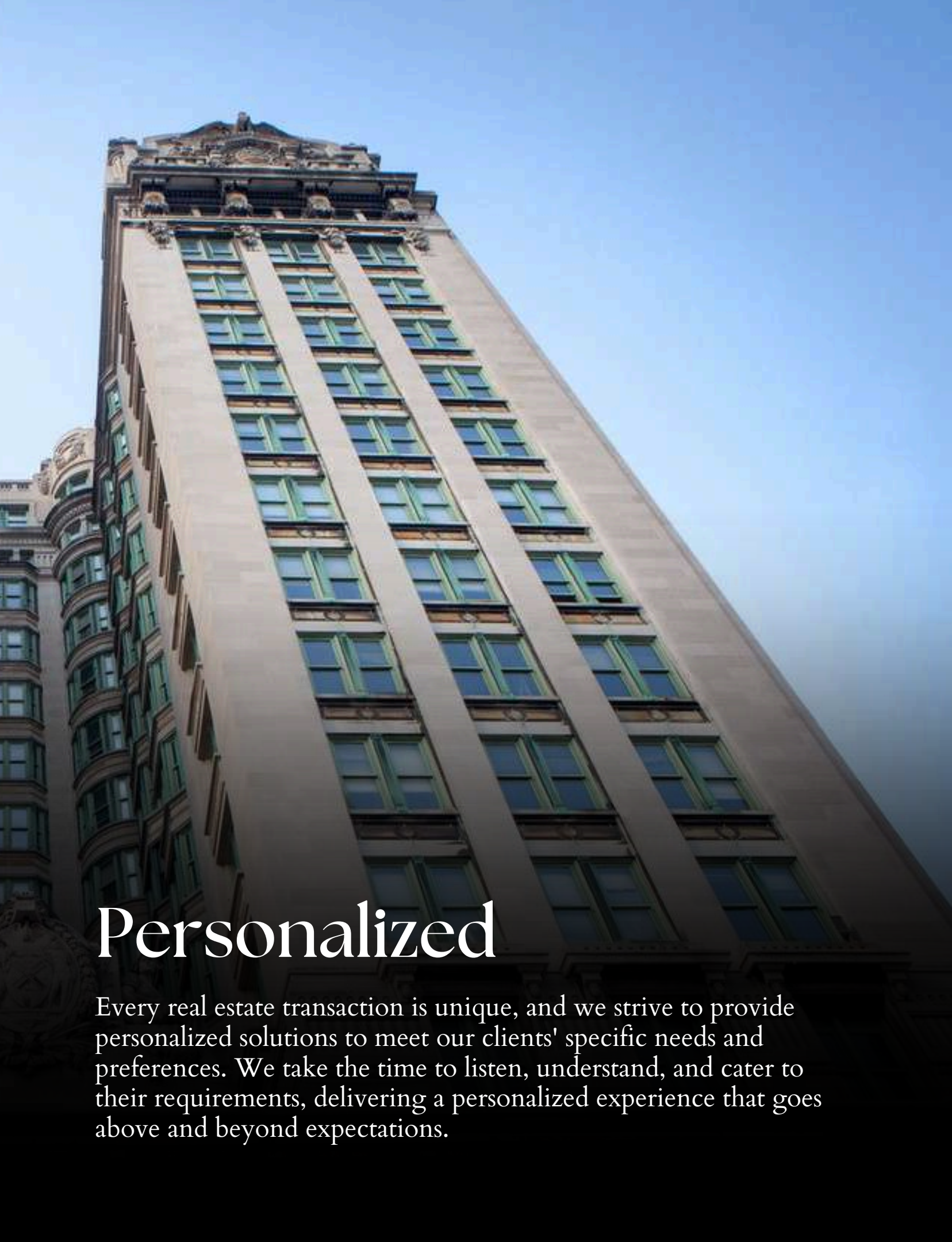


33 Washington Street
Brooklyn, NY 11201



Boutique

We are a boutique real estate agency, emphasizing a personalized and exclusive approach to our clients. We provide tailored services and attention to detail, ensuring a unique and customized experience for each individual.



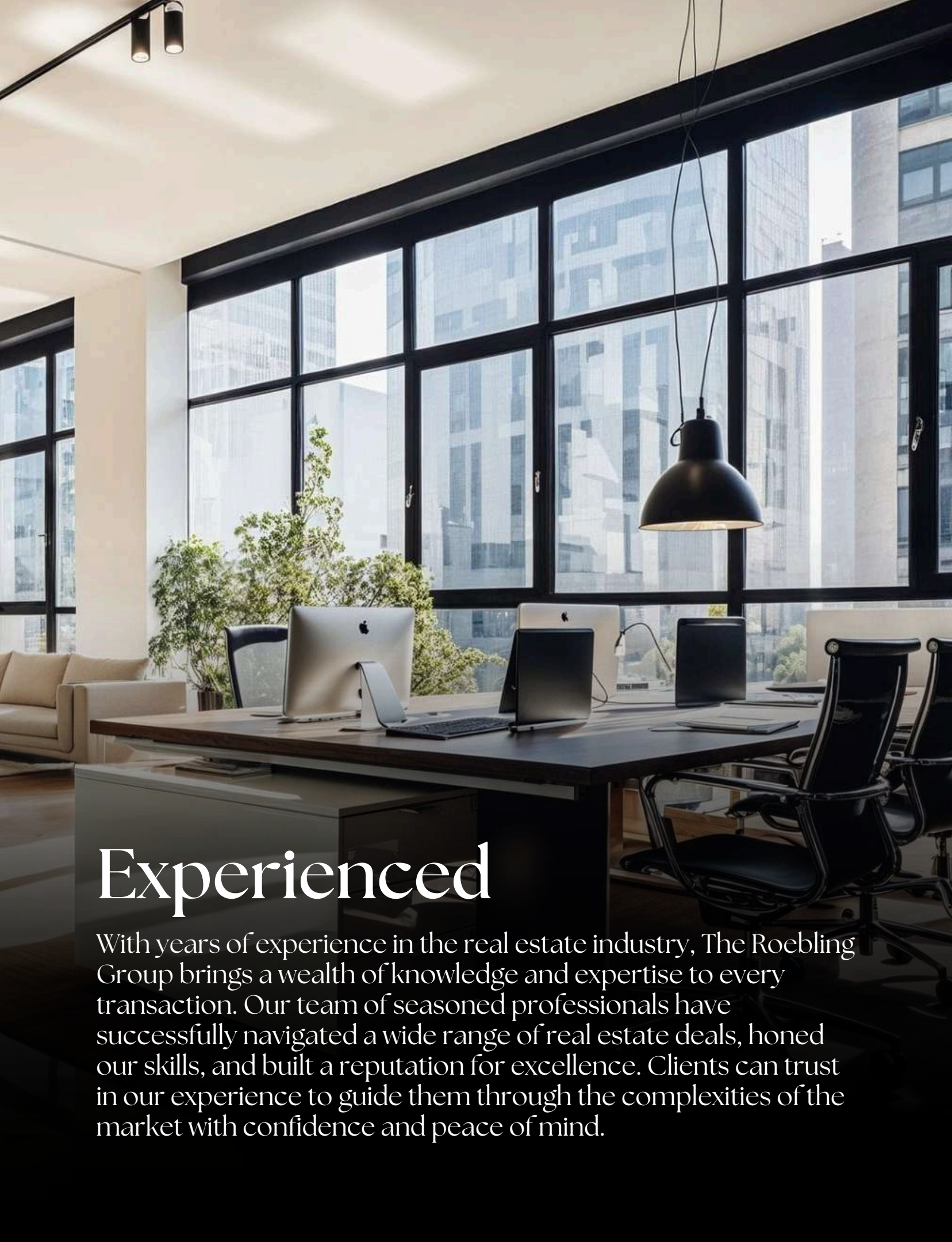
Personalized

Every real estate transaction is unique, and we strive to provide personalized solutions to meet our clients' specific needs and preferences. We take the time to listen, understand, and cater to their requirements, delivering a personalized experience that goes above and beyond expectations.

A modern, open-plan office interior. On the left, a glass-walled office area is visible. The main space features a white sofa, a dining table with orange chairs, and a large window with a view of a city. The ceiling has exposed wooden beams and track lighting. The floor is polished and reflective.

Accountable

We hold ourselves to the highest standard with our clients. Part of that is welcoming reviews, comments, and feedback that is publicly visible. Throughout the lease, we'll be reachable during business hours and be checking in with regular reporting and updates on the process.

A modern office interior with large windows, a wooden desk, and a black leather chair. The desk is equipped with two Apple iMac computers and a laptop. A large potted plant is visible in the background. The office is well-lit by natural light from the windows and a black pendant lamp hanging over the desk. A beige sofa is visible on the left side of the frame.

Experienced

With years of experience in the real estate industry, The Roebling Group brings a wealth of knowledge and expertise to every transaction. Our team of seasoned professionals have successfully navigated a wide range of real estate deals, honed our skills, and built a reputation for excellence. Clients can trust in our experience to guide them through the complexities of the market with confidence and peace of mind.



Founder of The Roebling Group

COREY COHEN

646.939.7375 | ccohen@roeblinggroup.com

Ensuring results with an approach that's savvy, thorough, and honest, Corey has established himself amongst the top-ranked brokers in Manhattan, according to Google. With 10 years of industry experience, Corey is a top producer who has the experience and foresight to make a smooth and satisfying deal possible.

Landlords go to Corey for his innovative marketing where he takes a 'mobile-first' approach to how the content around a space is presented online. Leveraging his experience from another lifetime in film production he creates engaging short-form videos that have generated millions of impressions for his clients and helped him amass 35,700 Tik Tok followers. The Roebling Group's boutique organizational structure allows for the creative wherewithal that pushes local and international interest around a property to generate the most buzz and best pricing. The role of a fiduciary is put at the forefront of everything Corey does – ensuring undivided loyalty, confidentiality, and duty to account to help his clients get where they want to go.

Between the unparalleled service provided with the ultimate level of care and insight, Corey has joined the upper echelon of New York City real estate.

EXPERIENCE

\$400m in deal volume

325+ transactions to date

13 years connecting buyers and sellers of real estate

WHAT THEY'RE SAYING

“

Niva Shalom

I had the pleasure of working with Corey. He is caring, and committed, and knows how to find exactly what his client is requesting.

”

“

Dawson Stellberger | Bushwack Capital | Real Estate Developer

Great real estate professional. Listens and understands the needs of his clients and diligently works to fulfill their needs. Highly recommend working with Corey.

”

Google

Reviews ★★★★★

“

Neil Schmelkin

I have worked with Corey on several pre-purchase inspections. He was always helpful, professional, and honest. As an engineer, I was very impressed with Corey's knowledge of building systems, and his ability to get answers to some very complicated structural issues.

”

“

Laurel Wells

Great experience with Corey! He found us amazing tenants and the entire experience was positive.

”



LANDLORDS WE'VE WORKED WITH

Our success is built on strong relationships with landlords who trust us to manage their properties with care and professionalism. We've had the privilege of partnering with a diverse group of property owners, each with unique goals and challenges. By offering personalized service and expert guidance, we help our landlords maximize their returns while providing exceptional living spaces for tenants.

THE BLOCK



BUSHBURG

Pearl Realty Management LLC

BUSHWACK CAPITAL



TWO TREES
Management Co. LLC

OUR CLIENTS

We pride ourselves on our extensive portfolio of clients, ranging from innovative startups to established industry leaders. Over the years, we've had the privilege of partnering with a diverse group of businesses, helping them secure the perfect commercial spaces across New York.

Our commitment to understanding each client's unique needs has made us a trusted partner in the competitive NYC real estate market. We're honored to have contributed to their growth and success and look forward to continuing these valued relationships.

**BROOKLYN
CAMPERVANS**

BURSON & REYNOLDS

CART

Casa♥Tua

Catbird

CLEO'S
== YARN SHOP ==

COLORS + STUDIOS


ECKHART
BEER CO.
NYC

feather

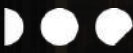
FOROM

KL5
COFFEE

 lime


Listen

Millwright


NATOORA

Package Free

Partners
COFFEE ROASTERS

REMEZCLA

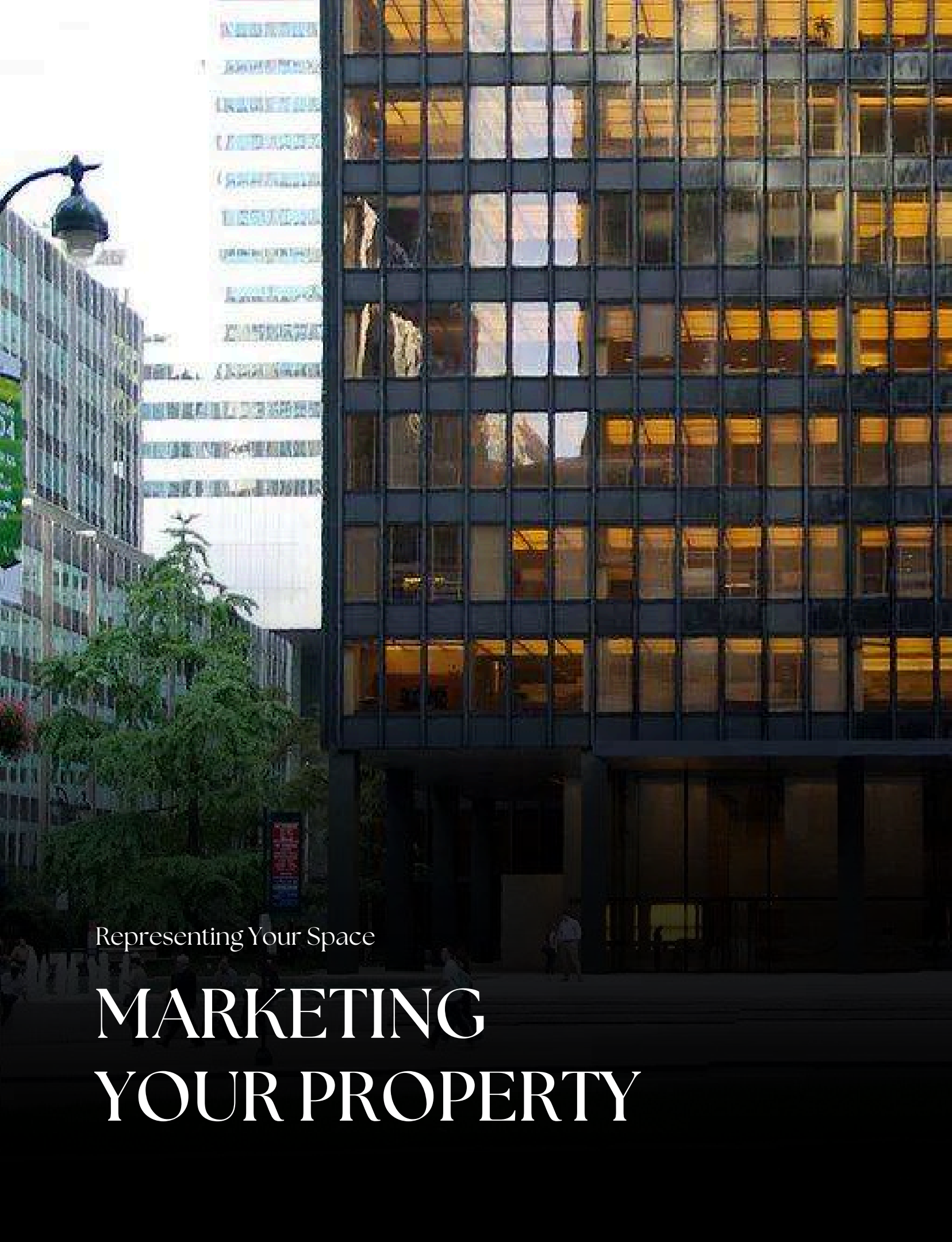
**SOUTH
JAMES**
THE ARTIST AGENCY

VÄSSLÄ

WAKE

WARDROBE.NYC

S I N



Representing Your Space

MARKETING YOUR PROPERTY





QUALITY

We work with the best.

NIMBLE

Principal to Principal communication.
Untethered by bureaucracy.

INNOVATIVE

It's an aggregated and social world that's evolving fast.
Fortunately, we're digital pioneers.



**BEST OF
ZILLOW**



StreetEasy | Experts

Top Performer
By Sales Volume



**Google
Customer Reviews**
★★★★★



★★★★★

5-Star Business



POWERBROKER™ AWARD



INDUSTRY-LEADING SERVICE

- Your space is personal. We will customize your experience to fit your goals.
- Personalized attention only available at a boutique agency.
- Fiduciary advisors that prioritize your interests exclusively.
- Flexible and competitive listing structure.



MARKETING TIMELINE

01	02	03	04	05	06	07	08
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PRE-LAUNCH

- Develop the property narrative and copy.
- Create the custom luxury real estate brochure designed by The Roebling Group and aimed at attracting the relevant buyer.
- Document the space via photography, floorplans, and video.
- Conduct targeted initial outreach including specific brokers in the community and in The Roebling Group network, as well as specific top luxury real estate brokers globally
- Begin high-touch outreach with "Coming Soon" digital campaign.
- Leverage the team's network to begin whisper promotion of property.

LAUNCH

- Begin targeted, customized campaign across select digital channels including email, Instagram, Facebook, Tiktok, email campaigns to The Roebling Group team database. Launch paid promotion on StreetEasy, Zillow, WSJ.
- Launch email and digital campaigns to find high intent, qualified buyers, and brokers in our network.
- Target broker community with emails and 1:1 phone calls about the property.
- Schedule open houses with top brokers in the community and select prospective buyers.
- Work with the PR team for relevant press coverage, editorial opportunities, and select event engagements if applicable.
- Print material onsite handed to brokers and prospective buyers during open houses and showings.

09	10	11	12	13	14	15
----	----	----	----	----	----	----

ONGOING

- Placing select, targeted advertisements and seeking new press opportunities with TRG PR team and broader channels.
- Distribution of print collateral (just listed post-card) and inclusion in luxury portfolio booklet to be distributed through select media partners in NYC and relevant high-net-worth communities.
- Consistently emailing brokers and buyers alike.
- Monthly reporting of campaign data and feedback from market.
- The Roebling Group to provide an update on any showings, market feedback and next steps for marketing approach and opportunities in the coming weeks.

59%

of inquiries stem from
the **Costar Network**

96%

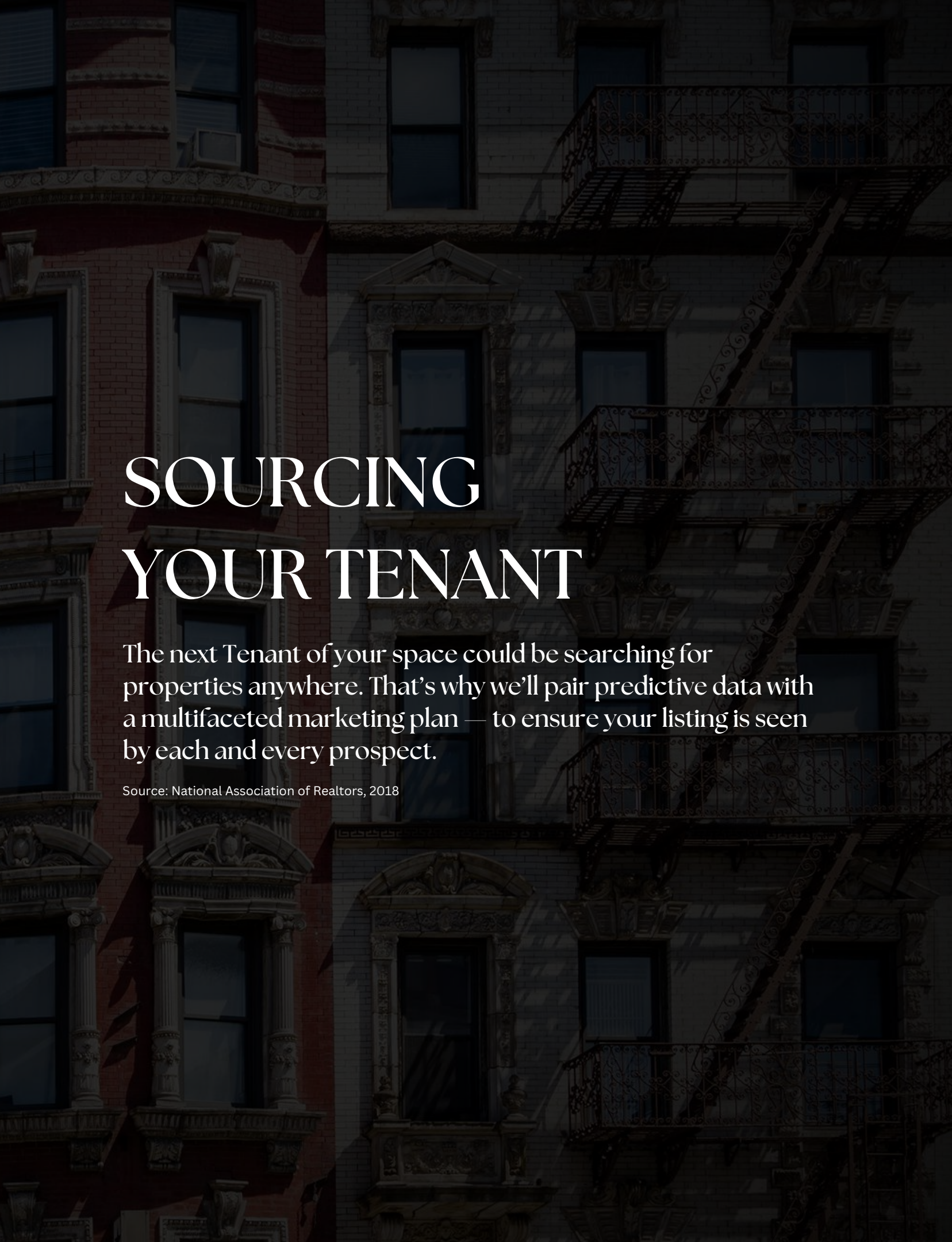
of buyers used **online**
tools in the search
process

72%

of buyers recently **leased**
their space **through** a real
estate **agent or broker**

57%

of recent Tenants, the first
step that they took in the
leasing process was to look
online at properties



SOURCING YOUR TENANT

The next Tenant of your space could be searching for properties anywhere. That's why we'll pair predictive data with a multifaceted marketing plan — to ensure your listing is seen by each and every prospect.

Source: National Association of Realtors, 2018

DUE DILIGENCE

What's allowed? What's permitted? When was the last time Local Law 11 was completed? We'll have every answer in hand prior to listing by coordinating with your real estate attorney.

NYC Department of Buildings

Property Profile Overview

73 WEST STREET		BROOKLYN 11222		BIN# 3337602	
WEST STREET	73 - 73	Health Area	: 100	Tax Block	: 2564
MILTON STREET	NO NUMBER	Census Tract	: 565	Tax Lot	: 1
		Community Board	: 301	Condo	: NO
		<u>Buildings on Lot</u>	: 6	Vacant	: NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#)
[View Challenge Results](#)
[Pre - BIS PA](#)
[View Certificates of Occupancy](#)

Cross Street(s): NOBLE STREET, MILTON STREET
DOB Special Place Name:
DOB Building Remarks:
Landmark Status:
Local Law: NO **Special Status:** N/A
SRO Restricted: NO **Loft Law:** NO
UB Restricted: NO **TA Restricted:** NO
Environmental Restrictions: HAZMAT/NOISE **Grandfathered Sign:** NO
Legal Adult Use: NO **City Owned:** NO

Additional BINs for Building: [3337599](#)
HPD Multiple Dwelling: No

Special District: UNKNOWN

This property is located in an area that may be affected by the following:
 Tidal Wetlands Map Check: Yes
 Freshwater Wetlands Map Check: No [Click here for more information](#)
 Coastal Erosion Hazard Area Map Check: No
 Special Flood Hazard Area Check: Yes

Department of Finance Building Classification: O5-OFFICE BUILDINGS
Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	1	0	Electrical Applications
Violations-DOB	0	0	Permits In-Process / Issued
Violations-OATH/ECB	0	0	Illuminated Signs Annual Permits
Jobs/Filings	2		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	2		Facades
Total Actions	0		Marquee Annual Permits

OR Enter Action Type:

OR Select from List:

AND

[Boiler Records](#)

[DEP Boiler Information](#)

[Crane Information](#)

[After Hours Variance Permits](#)

DEPARTMENT OF HOUSING AND BUILDINGS

T/ 1c

BOROUGH OF MANHATTAN, CITY OF NEW YORK

No.

Date August 22, 1945

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C26-181.0 to C26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No.

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~—altered ~~existing~~—building ~~XXXXXX~~ located at

250 West 82d street

90 ft. 4 ins. front

Block 1229 Lot 54

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~XXXXXX~~ Alt. No.— 885-1942

Construction classification— Nonfireproof

Occupancy classification— Old Law Tenement . Height 7 stories, 74 feet.

Date of completion— August 13, 1945 . Located in Business Use District.

B Area 1½ . Height Zone at time of issuance of permit 783-45; 565-45;

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar	On ground				Laundry and Storage 68-460
1st story	75			25	Five (5) rooms Single Room Occupancy, One (1) Community Kitchen, and five (5) Stores.
2d story	40				One (1) apartment, and fourteen (14) rooms Single Room Occupancy, and two (2) Community kitchens.
3d story	40				Twenty-three (23) rooms Single Room Occupancy, and two (2) Community kitchens.
4th story	40				Twenty-one (21) rooms Single Room Occupancy, and three (3) Community kitchens.
5th story	40				Twenty-three (23) rooms Single Room Occupancy, and three (3) Community kitchens.
6th story	40				Twenty-three (23) rooms Single Room Occupancy, and two (2) Community kitchens.
7th story	40				Twenty-three (23) rooms Single Room Occupancy, and two (2) Community kitchens.

Sprinkler, Plumbing Div. approval Aug. 13, 1945;
Watchman's Time Detector, Fire Department approval July 11, 1945.
Fire Alarm Fire Department approval July 11, 1945.

Borough Superintendent.

RESEARCH, ANALYSIS & INSIGHTS

CC	Monthly Costs	PSF	Comments
\$1,710	\$1,712	\$1,812	Price decrease - \$88,000 (2.2%) About 7 Weeks Ago

Unit	CC	Monthly Costs	PSF	Comments
\$1,940	\$1,712	\$1,712	\$1,812	Apartment of interest. Inside view of the river and the Chrysler Building from a quiet floor.
\$1,036	\$1,940	\$2,976	\$1,279	18th Floor. Lower to the street and likely noisy with limited views.
\$4,220	\$1,228	\$7,201	\$1,917	Higher price per square foot despite all sponsor-delivered finishes.
\$4,120	\$1,202	\$7,421	\$2,008	High floor with some upgraded to the kitchen and bathrooms. Slightly dropped over time but still too expensive to sell.
\$1,812	\$1,901	\$4,125	\$1,408	Did not sell but Northern exposures only. Limited waterfront views. Less light.
\$2,046	\$1,626	\$4,674	\$1,306	Lower floor with less views and light. Contract from February 2011 when it was still a weaker market. Upgraded kitchen and bathroom.
			\$1,209	Appeared to be an insider sale from one party internally to another.
\$1,269	\$1,890	\$1,179	2961	Peak COVID discounting with a contract date of November of 2020. Low floor, street noise, limited views. Same finishes.
\$1,079	\$1,223	\$4,203	\$1,496	Went into contract during peak discounting in the Fall of 2020. No waterfront views but city views, in touch with buying agent for insight into the listing broker.
\$1,203	\$1,492	\$4,828	\$1,429	Sold in the middle of 2020. However discounting then.
			\$1,713	
\$1,096	\$1,940	\$1,801	\$2,082	
2942	\$1,309	\$1,302	\$1,328	
\$1,096	\$1,624	\$6,228	\$1,707	
\$1,096	\$1,896	\$1,891	\$1,875	Large exposure to the water in the living room. Deal closed three years ago in a better market.
\$1,763	\$1,960	\$1,723	\$1,362	
\$1,102	\$1,814	\$2,036	\$1,464	Reasonably high floor but not with open views of the water and city.
\$1,862	\$1,369	\$4,361	\$1,812	

Area (sq'ft)	\$ per sq'	Unit	CC	Monthly Costs	Comments
1,364	\$1,874	\$1,106	\$1,736	\$1,734	Temporarily off market. Was listed for around 30 days. High floor in similar condition. Good traction at \$2m it seemed. City view. Larger apartment but no views as the lower price per square foot is in effect. 2003 construction so similar in that regard.
1,890	\$1,036	\$1,862	\$1,846	\$1,802	
1,114	\$1,859	\$1,968	\$1,817	\$1,464	
1,297	\$1,811	\$1,940	\$860	\$2,628	
1,076	\$1,736	\$1,143	\$1,772	\$1,712	
		\$1,096	\$2,080	\$4,193	
		\$1,106	\$1,126	\$1,126	

COMPARABLE ANALYSIS

We know your sub-market better than anyone else.

RESEARCH, ANALYSIS & INSIGHTS





CURRENT MARKET INTELLIGENCE

We're previewing spaces every day and engaging with brokers who have in-contract data that's relevant to your lease-up now. Not 6 months ago.

STRATEGIC PLANNING

BROKER PREVIEWS

We'll share the space and have conversations with select brokers that represent similar listings in the neighborhood.



STAGING

We'll conduct a thorough review of the space to evaluate that question while ensuring perceptions of defects are minimized. When there's concern around the cost of staging we can always 'virtually' stage a space with digital retouching so Tenants can understand a space's potential.



STRATEGIC PLANNING





VENDOR SELECTION

We ensure any maintenance issues are in great hands.





STRATEGIC PLANNING



FLOOR PLAN

We hire floor plan draftsmen to draw up precise plans and measurements.



YOUR LISTING. EVERYWHERE.

As a REBNY member, we distribute your listing to every brokerage and website that accepts the internal RLS - this will ensure exposure to all brokers and their clients. Aggregation websites like Costar, Loopnet, and Crexi will also be utilized to their full potential. We are adept at using these services to 'refresh' the listing with minor modifications like testing a new thumbnail photograph or creating an "Open House by Appointment" so those who Saved the listing will continue to obtain notifications about your space.



corcoran

NEWMARK

COMPASS

Sotheby's

GREINER-MALTZ
REAL ESTATE

VOGUE

ELLE DECOR
ITALIA

Instagram

facebook

twitter 

🎵 TikTok

Zillow

 **StreetEasy**

realtor.com®

 **LoopNet™**

 **CoStar Group™**


agorafy

craigslist

cITY FEET
COM

TenSource

 **PropertyShark**

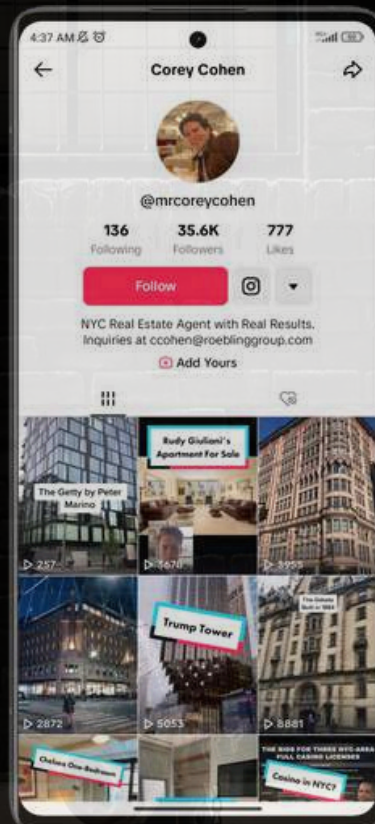
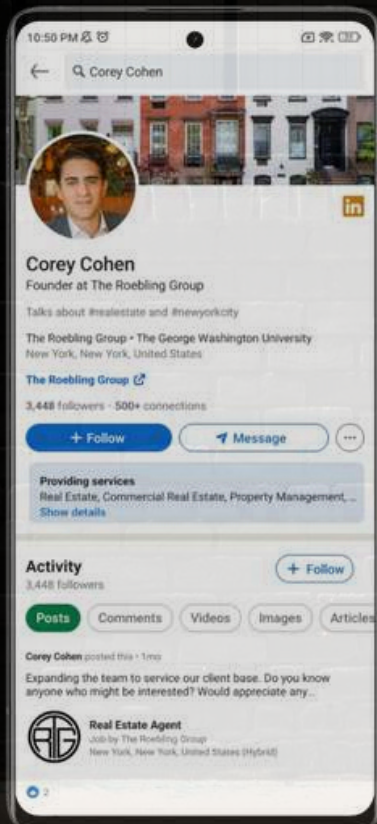
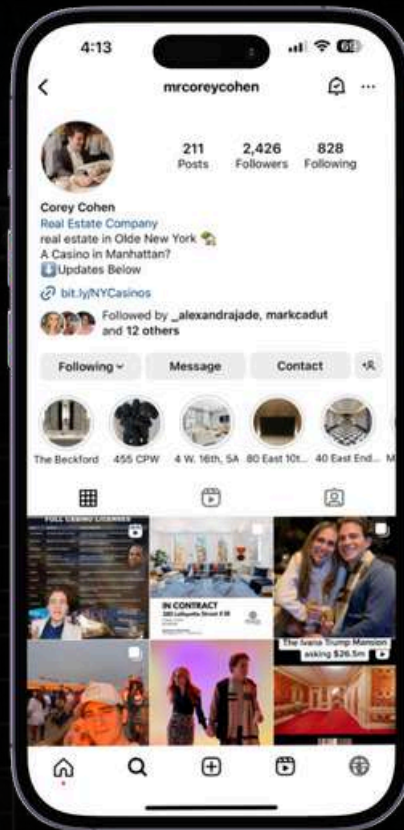
 **MERIDIAN**
REAL ESTATE

DY 
REALTY GROUP

CREXI 

 **TERRACRG**
COMMERCIAL REALTY GROUP

MARKETING

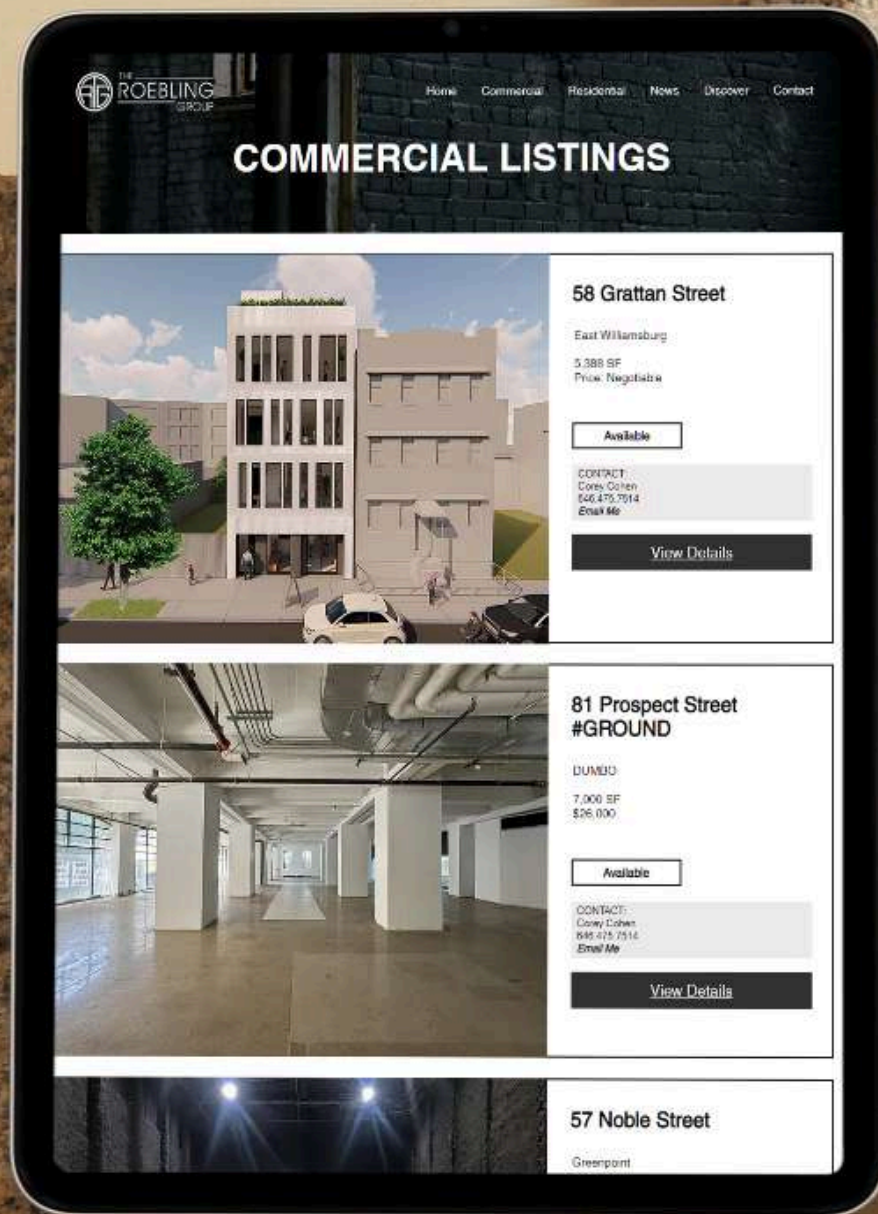


SOCIAL PRESENCE

We provide exposure and create word of mouth through our personal social media networks. As a digital marketing expert, I've amassed 2,000 LinkedIn followers, 35,700 TikTok followers, and 2,400 Instagram followers posting real estate content. For each format, we will include professional photography and video that positions the property in the best light possible.

EMAIL MARKETING

Communication plays a critical role in the swift and successful lease of your space. The Roebling Group pairs well-designed emails with data-driven targeting to ensure your listing arrives in precisely the right hands



WEBSITE AND RETARGETING

A key driver of retargeted advertising is being able to control the landing page that visitors go to. We'll have a page that brokers are clicking to from email blasts and we'll be able to monitor the analytics together. We'll be retargeting those visitors.

PRINT MATERIAL

As a boutique firm, we have the ability to elevate your space's story and step outside the unmemorable templates of a corporate agency. Every single marketing piece — from multipage brochures to custom mailers to open-house handouts — creates a cohesive story around your property and elevates it to luxury status.



68 Jay Street



Cory Cohen
Licensed Associate Real Estate Broker
cory@revelinggroup.com
646.950.7373



COMMERCIAL OBSERVER

LEASES • INDUSTRIAL | NEW YORK CITY

Brooklyn Campervans Signs 7K-SF Lease in East Williamsburg, Brooklyn

BY MARK HALLUM | SEPTEMBER 22, 2023 | 13:45 AM

BY ADRIAN



A MODIFIED 2013 MERCEDES-BENZ SPRINTER BY BROOKLYN CAMPERVANS

PHOTO: BROOKLYN CAMPERVANS



Don't get it confused with the hit reality show "Flap My Ride," but this company's bread and butter is making the van life feasible (for a price), Commercial Observer has learned.

Brooklyn Campervans signed a 6,500-square-foot lease at 544 Manjer Street in East Williamsburg, Brooklyn, according to the broker on the deal. The company will use the space to build out a new van conversion facility for its fleet of campervans.

ADVERTISING AND MEDIA

Our in-house media team has fostered relationships with key print and digital publications. Based on your Tenant profile, we're able to craft an effective, targeted campaign strategy unique to your listing.

As Featured In:

COMMERCIAL OBSERVER

CURBED



REUTERS



StreetEasy

showingTime

24/7 PERSONALIZED ATTENTION

When the updates truly count and we're in the heat of the negotiation, we'll be communicating updates in real-time.



GUIDANCE





NEGOTIATING

We maximize leverage wherever possible to ensure your space receives the highest price the market can bear. Any information shared with us remains confidential so Tenants cannot obtain a leg up on situations where you need to rent.

We've successfully employed Highest and Best Offer requests in the event of multiple bids. Throughout the sale we're readying backup offers. We continue to show the space until there's a lease signed.

GUIDANCE

VETTING

We check financials, tax returns, and additional documentation in tandem with the REBNY form to ensure strong financials from the lessee.



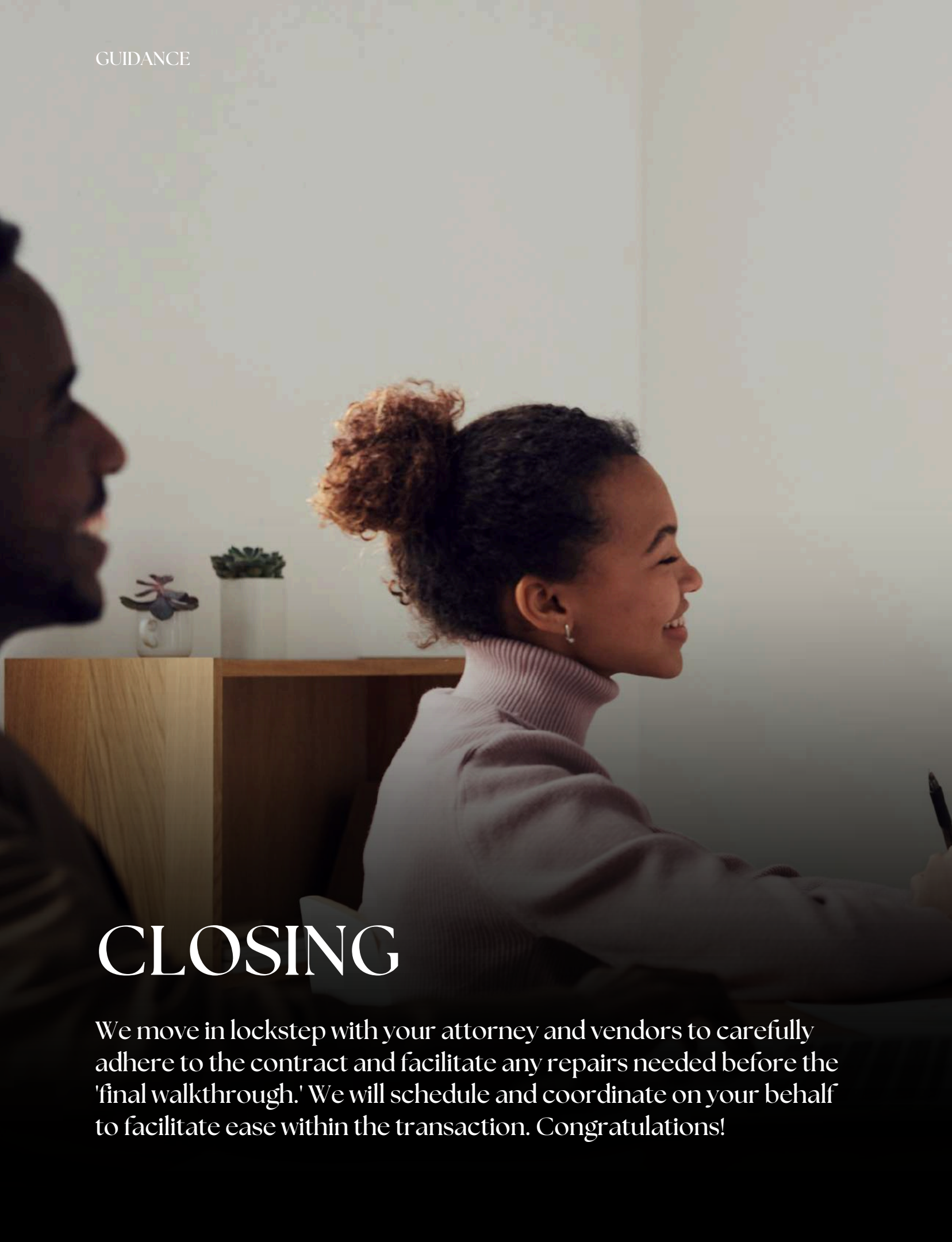
CURBED

THE REAL ESTATE

'The Only Reason We Got It Was That I Lied'

As for falsifying documents, it takes only basic Photoshop skills, renters say, although there's some finesse to making sure everything checks out. Corey Cohen, the founder of the Roebling Group, a real-estate brokerage, says that some forgeries are so poorly done they're easy to catch. He recalled one applicant who claimed to have \$300,000 in his savings account. He bolded the amount on the bottom of his bank statement but didn't bother to change any other numbers on the document, which showed a far less impressive \$5,000. Another person claimed to be an investment banker, but the even numbers on his pay stubs were suspicious. When Cohen called the employment reference on the application, the man admitted he didn't work at the bank.

at the bank.

A photograph of a man and a woman in profile, smiling and looking towards the right. The woman has curly hair tied in a bun and is wearing a light purple turtleneck. The man is partially visible on the left. They are in a room with a wooden shelf holding small potted plants. The background is a plain, light-colored wall.

GUIDANCE

CLOSING

We move in lockstep with your attorney and vendors to carefully adhere to the contract and facilitate any repairs needed before the 'final walkthrough.' We will schedule and coordinate on your behalf to facilitate ease within the transaction. Congratulations!



An aerial, high-angle photograph of a city skyline at night, likely New York City. The image is dark, with the city lights providing a subtle glow. The Empire State Building is prominent on the right side. The overall tone is professional and sophisticated.

“

Joel Feinberg | Major League Baseball | Downtown Buyer

Corey and his team were a first-class experience throughout the process. From the start, Corey was incredibly knowledgeable about the NYC market and neighborhoods...

He was patient and helpful in negotiations and after entering into a contract kept me informed and was on top of everything.

I would highly recommend Corey & The Roebling Group. They were fantastic to work with!

”

An aerial, high-angle view of the Manhattan skyline at night. The image is dark, with the city lights providing a subtle glow. The Hudson River is visible on the left, and the dense cluster of skyscrapers dominates the center and right. The lighting is moody, with the city lights contrasting against the dark sky and water.

“

Sharon Mei | McKinsey & Company | UWS Buyer

From the first time we met Corey, it was clear that he is committed to his clients and willing to go above and beyond on our behalf. We started looking at properties during December of 2020 (peak of Covid) and Corey helped us navigate, view, and evaluate 25+ spaces across the Upper East and West Side in Manhattan, arming us with thorough research and expertise at every one. After we had an accepted offer, he strategically supported us through the application. We're so happy with our new home and couldn't have done it without Corey. Highly recommend and will be referring our friends to him!

”



“

Andrew Lutfig | Real Estate Attorney

Corey is a great real estate broker! I've recently had the pleasure of working with Corey and he has proven himself to be a broker that truly cares about his clients. As a NYC real estate attorney, it's always great to work with brokers that take a proactive approach to every day, maintain a high level of communication and are detail oriented. Corey certainly fits that mold.

”



“

Ilan Cohen | Owner of DVASH

We recently had the pleasure of working with Corey Cohen from the Roebling Group, and I couldn't be more impressed with the level of professionalism and expertise he brought to the table. Corey's knowledge of the Manhattan real estate market is unparalleled, and his dedication to finding the perfect property for his clients is truly commendable.

”



“

Arthur Wei, Owner of Brooklyn Campervans

Corey has been absolutely amazing to work with. Detail-oriented, professional, communicative, and patient. It was a pleasure to find our new warehouse through Corey and I highly recommend reaching out!

”



“

Michael Bewley

Corey was great to work with in securing my new business location. Meeting me multiple times visit the space before deciding and helping facilitate the conversation with the landlord as we worked out the details and lease. Great communication which made the process all the easier.

”



“

Brian Goldstein

Corey is a top real estate broker in Manhattan and it's easy to see why: He simply has an unwavering dedication to the satisfaction of his clients. Having worked with Corey for the past year I can see that he puts boundless volumes of energy into home searches, apartment sales, and negotiations for his customers.

”



“

Rebecca Handler

Corey is a rare find in this industry. He is hard working, extremely thorough, highly intelligent, honest and has good instincts. If you are looking for a realtor, look no further. I trust him undoubtably and have worked with him for 2 years in commercial real estate. He has given me stellar counsel and has recommended equally qualified colleagues along the ways in my real estate pursuits.

”

An aerial, high-angle photograph of a city, likely New York City, showing a dense grid of buildings and streets. A river, possibly the Hudson River, flows through the upper right portion of the image. The overall tone is dark and moody, with the city lights appearing as small, bright spots against the darker background.

“

Angie Marei

Corey is an absolute pleasure to work with - I would recommend him to anyone looking for a space. He is well connected in the Dumbo area and seems to be able to find a lot of interesting spaces. He's been very kind and patient while working with us - which is a rare quality these days.

”

An aerial, high-angle photograph of a dense urban skyline, likely New York City. The image is in black and white, with a dark, moody tone. A prominent skyscraper with a spire, resembling the Freedom Tower, stands out in the center. The surrounding area is filled with other high-rise buildings, streets, and some greenery. The overall composition is vertical, with the text overlaid on the left side.

“

Alan Eckstein

Such a great broker, extremely knowledgeable, patient and communicative-everything you want in someone who is responsible for finding a perfect space. Corey and his team dug deep to uncover rare gems in the field. A++++ all the way!

”



“

Matthew Waxman

Corey was a great resource during our space search. He carefully curated options that suited our needs and was patient with our demands - and boy were there a lot! He negotiated on our behalf and was always responsive. He'll be my go-to agent for all searches to come.

”

“

Brandon Sanchez

Just signed a lease In Dumbo during one of the toughest markets that I've seen living in Brooklyn over the last 6 years and It was incredibly easy with Roebling and more specifically Corey. The process was clear and above all, closer to a real human interaction in contrast to how many agencies in NYC seem to operate.

”

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