

A TENANT'S HANDBOOK

A COMPREHENSIVE GUIDE
TO **LEASING** COMMERCIAL 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 reddish-brown background.

COREY COHEN

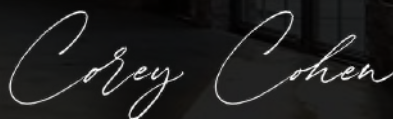
FOUNDER OF THE ROEBLING GROUP

Dear Business Owner,

Thank you for the opportunity to present my ideas on how to best find a space in New York City. 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. My goal is to help you save money and time in pursuit of the perfect fit for your business. 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 research and negotiation required to successfully execute your lease.

Boutique.

Personalized.

Experienced.

Accountable.

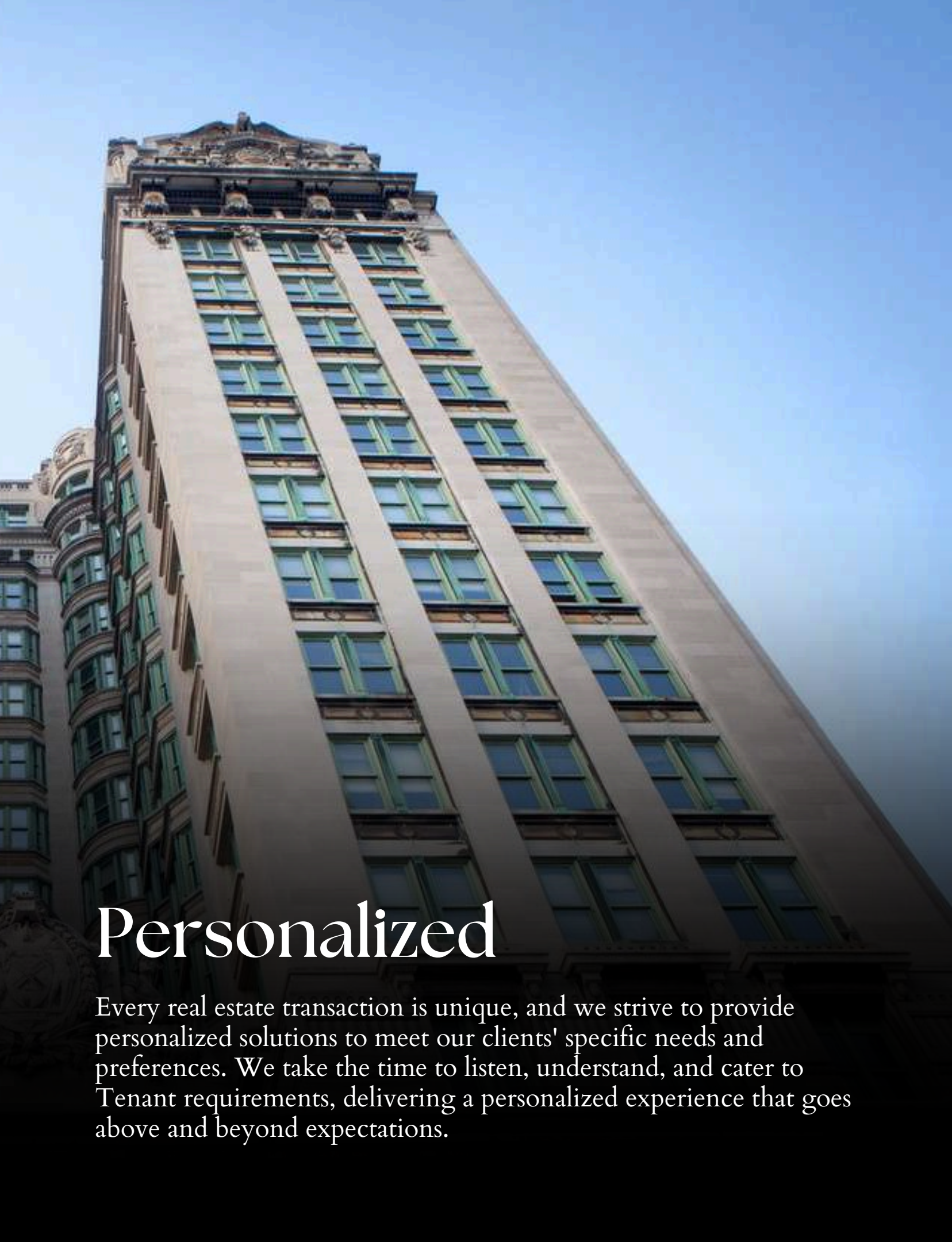


33 Washington Street
Brooklyn, NY 11201
Phone: 718.624.1234



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 business.



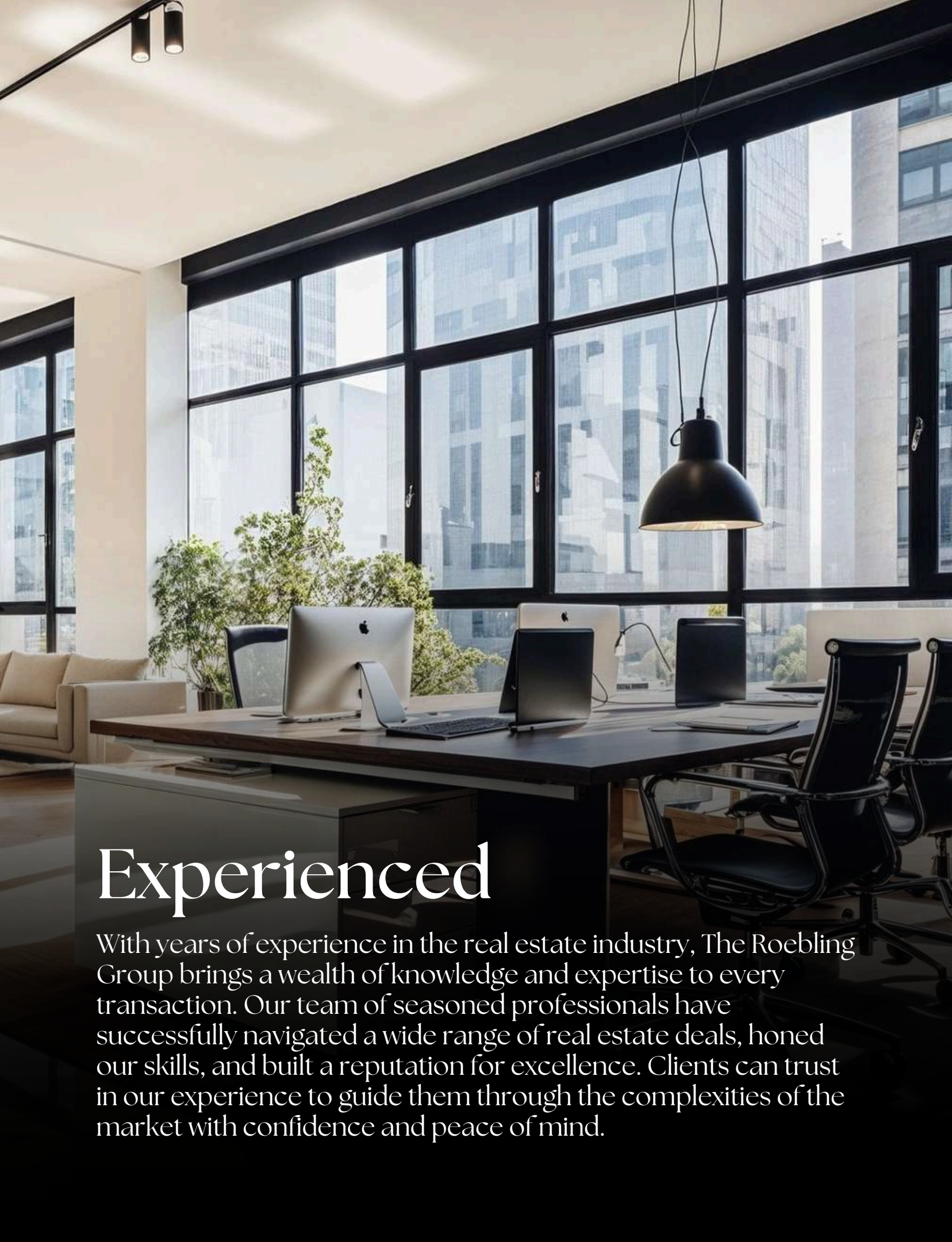
Personalized

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 Tenant requirements, delivering a personalized experience that goes above and beyond expectations.

A modern, open-plan office interior. On the left, a glass-walled meeting room is visible. The main area features a dining table with orange chairs, a large white sofa, and a coffee table. Large windows on the right side provide natural light. 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 featuring a long wooden desk with several computer monitors and laptops. A large window in the background offers a view of a city skyline. A black pendant lamp hangs over the desk, and a potted plant is visible near the window. A beige sofa is partially 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 New York City, 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.

Tenants today seek Corey's expertise so they can secure market-appropriate discounts relative to leases signed just a few years ago. Having walked thousands of spaces, Corey provides the eye of an inspector on-site. He shares curated spreadsheets at different stages of the leasing process with appraiser-like analysis so clients understand market valuation. He also offers feedback and consideration on matters like lease terms in advance of vetted second opinions from a legal team. Clients appreciate Corey's experience and attention to detail in his anticipation of their needs.

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

“

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.

”

“

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.

”

Google

Reviews ★★★★★

“

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!

”

“

Andrew Spangler

We worked with Corey Cohen and he was an excellent broker! He was very knowledgeable about the NYC market, provided helpful guidance to evaluate properties, provided fast response and identified key consideration for us in the contracts during a competitive bid. We got it for a fair price. Thanks Corey!

”

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

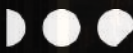
FOROM

KL5
COFFEE

 lime


Listen

Millwright


NATOORA

Package Free

Partners
COFFEE ROASTERS

REMEZCLA

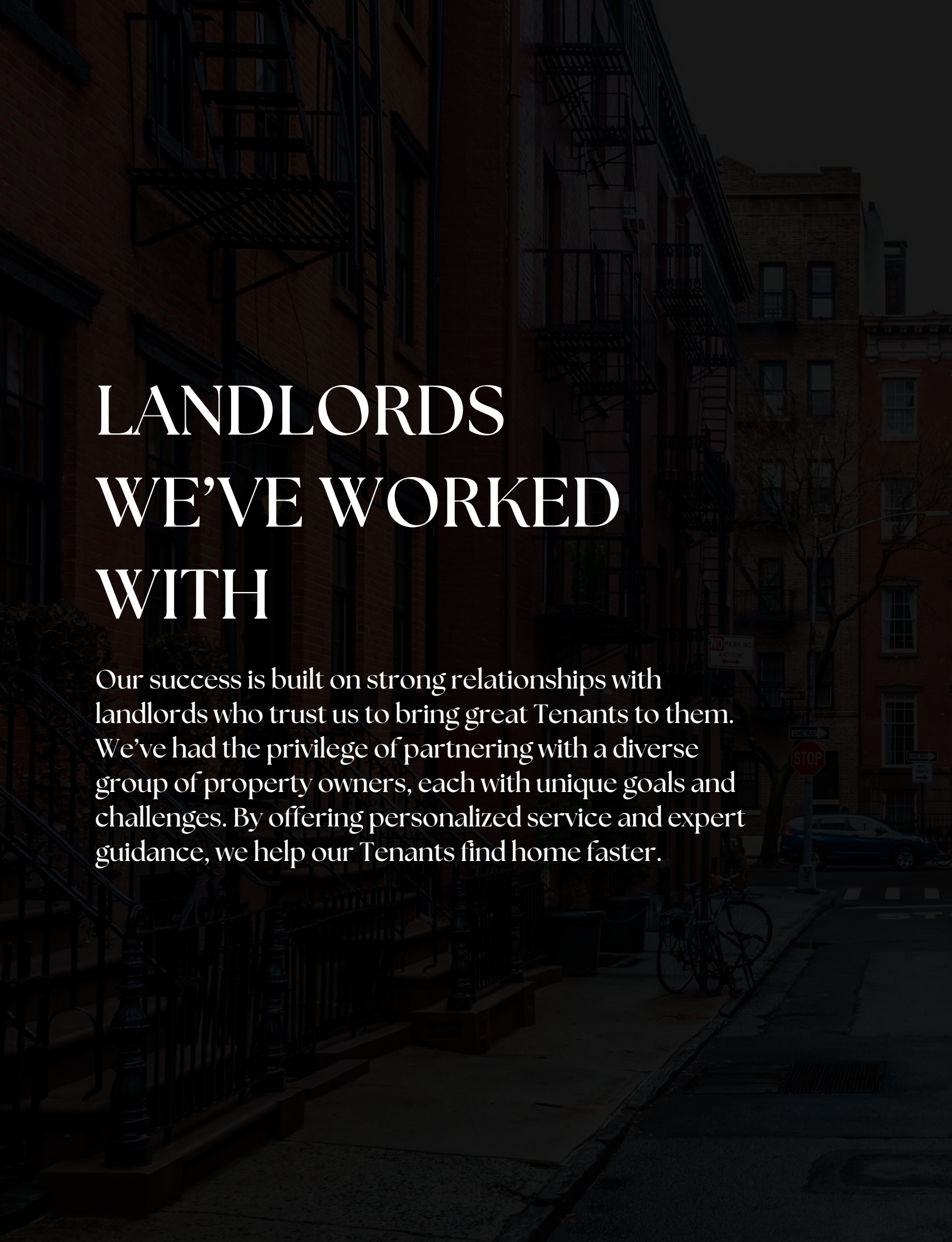
**SOUTH
JAMES**
THE ARTIST AGENCY

VÄSSLÄ

WAKE

WARDROBE.NYC

S I N



LANDLORDS WE'VE WORKED WITH

Our success is built on strong relationships with landlords who trust us to bring great Tenants to them. 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 Tenants find home faster.

THE BLOCK



BUSHBURG

Pearl Realty Management LLC

BUSHWACK CAPITAL

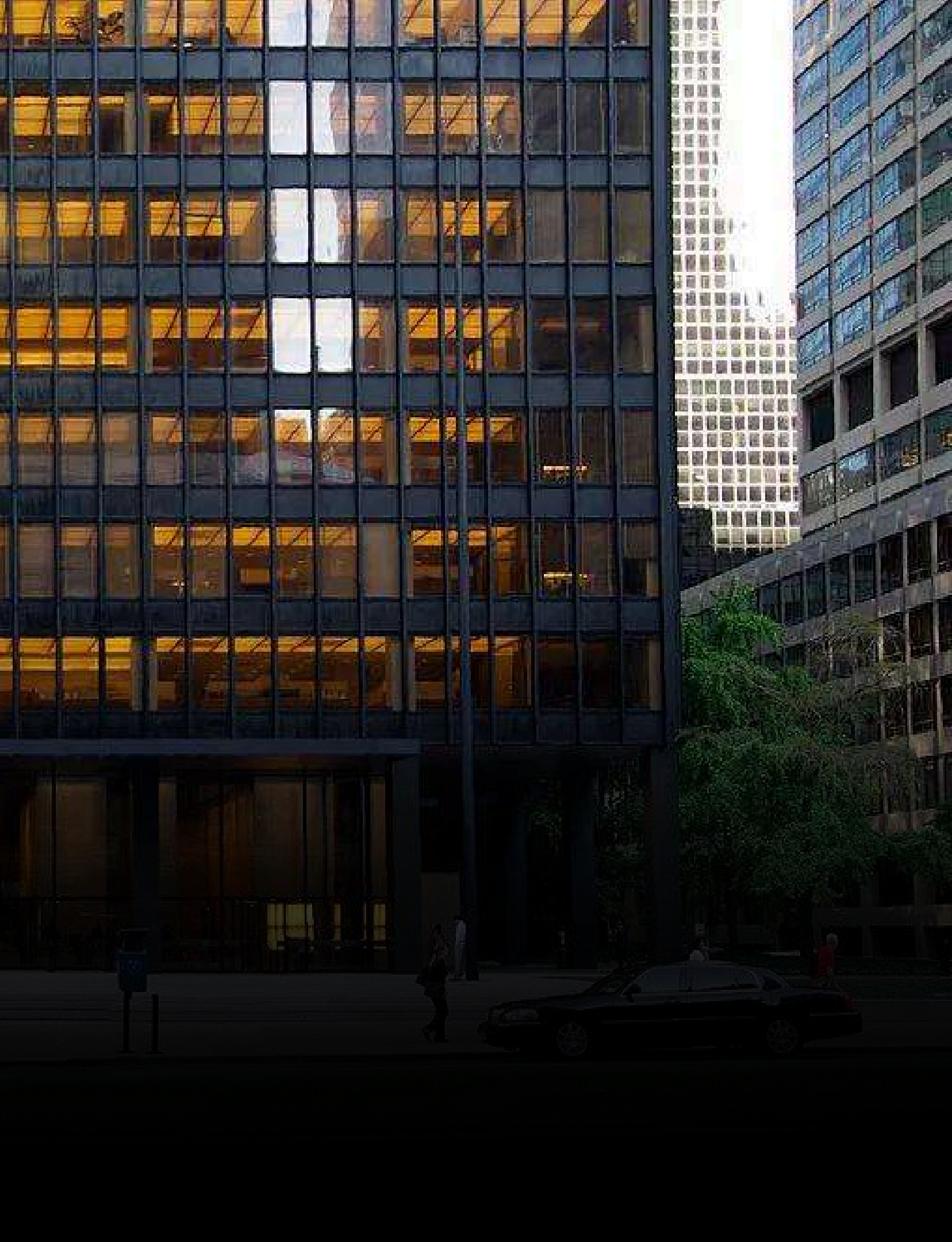


TWO TREES
Management Co. LLC



Representing Your Interests

FINDING YOUR NEXT HOME





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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RESEARCH

- **Understanding Tenant Needs:** Conduct in-depth consultations to assess the Tenant's business requirements, long-term growth plans, and desired property features.
- **Market Research & Analysis:** Analyze local and global market trends to identify suitable spaces that align with the Tenant's goals and industry.
- **Space Utilization Study:** Evaluate how different layouts and amenities can optimize operational efficiency and enhance employee satisfaction.
- **Site Selection Strategy:** Develop a strategic shortlist of properties based on key criteria such as location, accessibility, and price.
- **Comparative Financial Analysis:** Provide comprehensive financial modeling to assess the value and suitability of each potential space.
- **Negotiation & Advisory:** Advise on lease terms and facilitate negotiations to secure optimal conditions for the Tenant.

TOURING

- **Seamless Tour Coordination:** Schedule and organize all property tours, ensuring alignment with the Tenant's schedule and availability.
- **On-Site Support:** Provide printed brochures and detailed property information for review during each visit, making it easy for the Tenant to compare options.
- **Transportation Services:** Arrange car service between appointments for a comfortable and efficient touring experience.
- **Expert Introductions:** Connect the Tenant with trusted contractors, architects, and legal professionals to offer additional insights and guidance on potential spaces.
- **Thorough Property Inspections:** Facilitate comprehensive property inspections, highlighting any physical attributes or issues.
- **Real-Time Feedback & Adjustments:** Gather immediate feedback from the Tenant and refine future tour selections accordingly.

09	10	11	12	13	14	15
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NEGOTIATION + CLOSING

- Comparable Analysis & Market Positioning: Pull detailed comps to assess market pricing, helping the Tenant understand property value and negotiate from an informed position.
- Letter of Intent Strategy: Collaborate with the Tenant to draft and refine the Letter of Intent (LOI), outlining key terms and conditions to set the foundation for a successful deal.
- Lease Review Coordination: Work closely with the Tenant's attorney to review lease documents, ensuring adherence to the LOI and protecting the Tenant's interests.
- Term Negotiations: Negotiate rental rates, concessions, and lease terms to secure optimal financial and operational conditions.
- Financial Modeling: Offer detailed financial models to project the long-term value of the lease agreement.
- Final Deal Execution: Coordinate all parties involved, ensuring timely document completion and a smooth transition to lease signing.

60%

of spaces are viewable
online by non-brokers.

96%

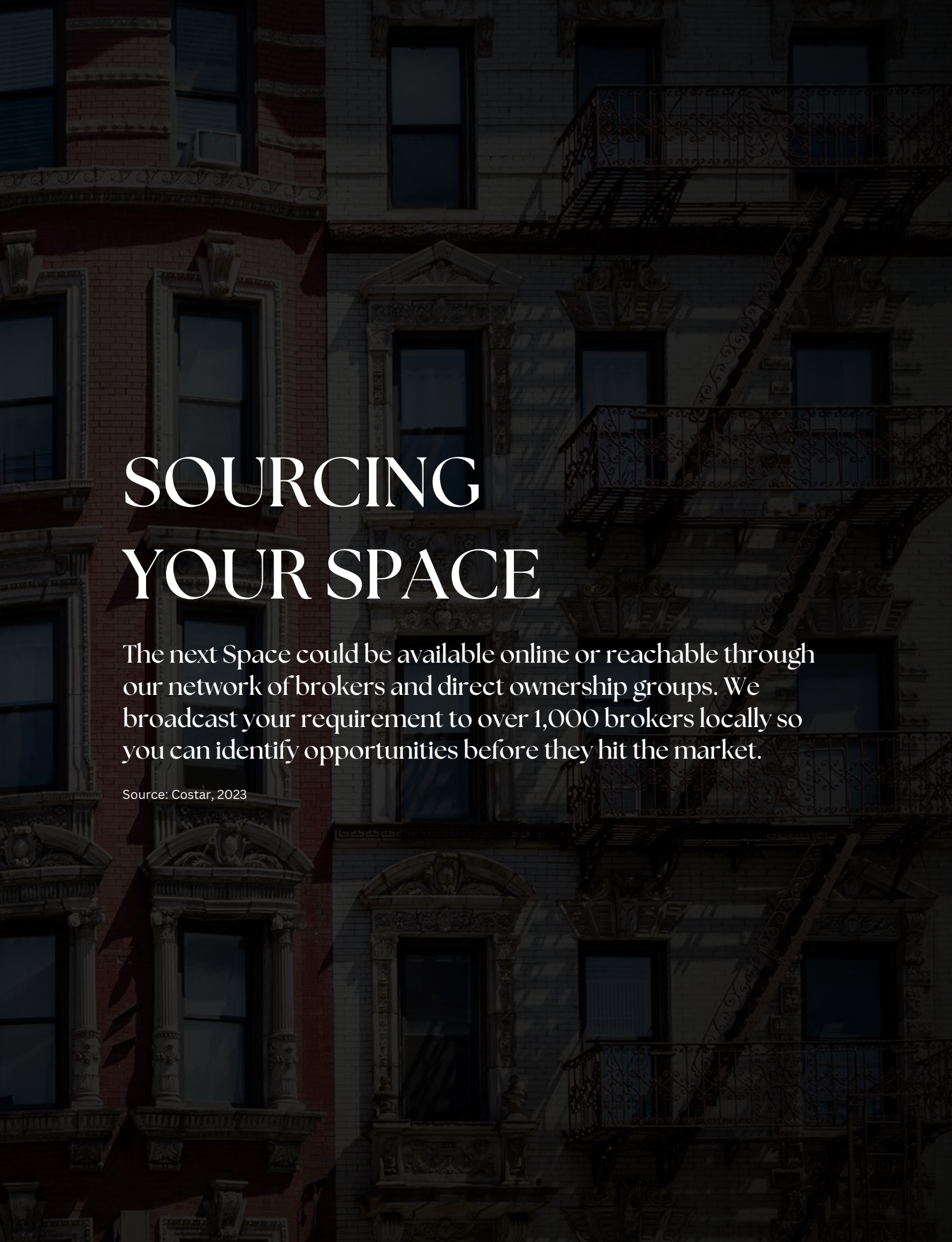
of brokers used **online**
tools in the
procurement of Tenants
for their spaces

72%

of Tenants 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 SPACE

The next Space could be available online or reachable through our network of brokers and direct ownership groups. We broadcast your requirement to over 1,000 brokers locally so you can identify opportunities before they hit the market.

Source: Costar, 2023

DUE DILIGENCE

What's permitted? When was the last time Local Law 11 was completed? We'll have every answer in hand prior to submitting an offer in coordination 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.

Class A Mult. Dwell., Single Room Occupancy

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

OC	Monthly Costs	PSF	Comments
\$1,710	\$1,712	\$1,812	Price decrease - \$80,000 (2.2%) About 7 Weeks Ago

Unit	OC	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	\$2,376	\$1,276	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	\$2,000	High floor with some upgraded to the kitchen and bathrooms. Slightly dropped over time but still too expensive to sell.
\$1,812	\$1,301	\$4,125	\$1,400	Did not sell but Northern exposures only. Limited waterfront views. Less light.
\$2,040	\$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.
\$1,269	\$1,890	\$1,179	2961	Appeared to be an insider sale from one party internally to another.
\$1,079	\$1,223	\$4,203	\$1,496	Peak COGS/ discounting with a contract date of November of 2010. Low floor, street noise, limited views. Same finishes.
\$1,235	\$1,492	\$4,828	\$1,429	Went into contract during peak discounting in the Fall of 2010. No waterfront views but city views, in touch with buying agent for insight into the listing broker.
\$1,096	\$1,040	\$1,801	\$1,713	Sold in the middle of 2010. However discounting then.
2943	\$1,309	\$1,302	\$1,328	
\$1,096	\$1,624	\$6,228	\$1,707	
\$1,090	\$1,890	\$1,891	\$1,676	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	\$1,614	\$2,016	\$1,464	Reasonably high floor but not with open views of the water and city.
\$2,062	\$1,360	\$4,361	\$1,812	

Area (sq ft)	\$ per sq ft	Area	OC	Monthly Costs	Comments
1,364	\$1,174	\$1,364	\$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	\$1,039	\$1,068	\$1,817	\$1,464	
1,297	\$1,811	\$1,940	\$1,972	\$1,626	
1,076	\$1,736	\$1,143	\$1,090	\$1,712	
			\$1,090	\$4,193	
			\$1,126	\$1,126	

COMPARABLE ANALYSIS

We know your sub-market better than anyone else.

RESEARCH, ANALYSIS & INSIGHTS





CURRENT MARKET INTELLIGENCE

Commercial leases are notoriously difficult to track for pricing comparables. We're previewing spaces every day and engaging with brokers who have in-contract data that's relevant to your potential lease now. Not six months ago.

BROKER OUTREACH

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



MARKET FIT

We'll conduct a thorough review of the space to evaluate condition and can provide an inspector that helps identify issues for the Landlord to fix as part of a lease agreement.



STRATEGIC PLANNING





VENDOR SELECTION

We ensure any maintenance issues are in great hands.

STRATEGIC PLANNING



FLOOR PLAN

We can provide floor plan draftsmen to draw up precise plans & measurements.



YOUR REQUIREMENT. 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

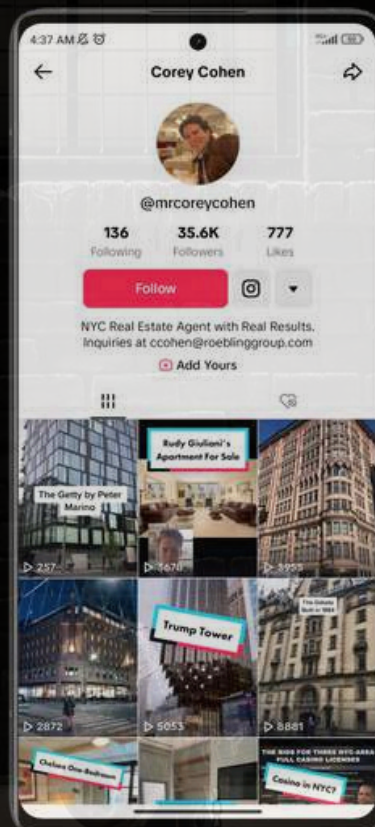
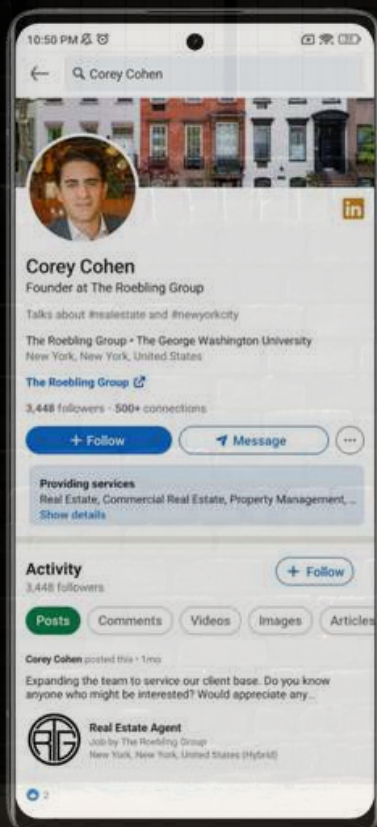
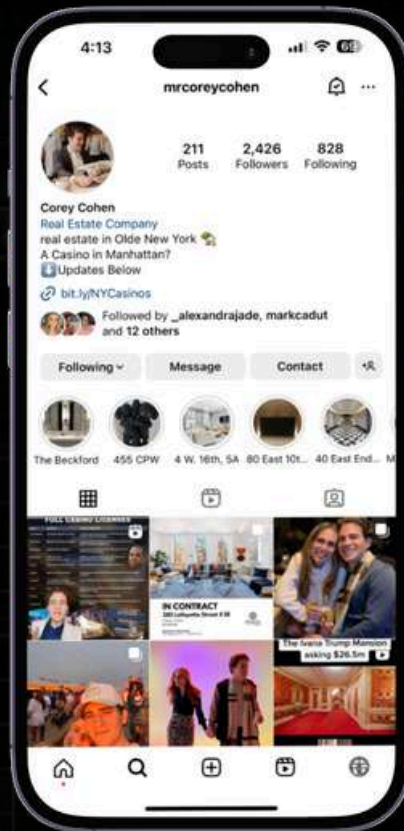
MERIDIAN
REAL ESTATE

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 digital marketing experts, we've amassed 3,747 LinkedIn followers, 35,700 TikTok followers, and 2,400 Instagram followers posting real estate content. For each format, we will include requests for your type of property so that it gains visibility with owners and brokers.

EMAIL MARKETING

Communication plays a critical role in the swift and successful identification of a property. The Roebling Group pairs well-designed emails with data-driven targeting to ensure your requirements are arriving in the right hands.

Hi!

Would you please consider leasing this building at The Block? It's a historic, three-story, brick building with a modern interior. It's located in the heart of Brooklyn and has a lot of potential for development. The building is currently vacant and has a lot of space for development. It's a great opportunity for you to own a piece of Brooklyn and develop it into a modern building. The building is located at 555 Johnson Avenue, Brooklyn, New York 11227. It's a great location for a modern building. The building is a great opportunity for you to own a piece of Brooklyn and develop it into a modern building. The building is located at 555 Johnson Avenue, Brooklyn, New York 11227. It's a great location for a modern building.



THE BLOCK 555 JOHNSON AVENUE BROOKLYN NEW YORK 11227



QUARTER-OWN BUILDING
3,000 sq. ft. of space
200 sq. ft. of parking

FINISHING
10' high ceilings and
hardwood floors
200 sq. ft. of parking

FINISHING LATER
Hardwood floors
200 sq. ft. of parking

CONSTRUCTION
10' high ceilings and
hardwood floors
200 sq. ft. of parking

AVAILABILITY
10' high ceilings and
hardwood floors
200 sq. ft. of parking

AVAILABILITY
10' high ceilings and
hardwood floors
200 sq. ft. of parking

AVAILABILITY
10' high ceilings and
hardwood floors
200 sq. ft. of parking



PRINT MATERIAL

As a boutique firm, we provide printed tour material in anticipation of viewings. You'll be able to review this with your team in advance of touring properties to help save time and scale the process across multiple departments.



68 Jay Street



Cory Cohen
Licensed Associate Real Estate Broker
coryc@redfin.com
646.930.7373



COMMERCIAL OBSERVER

LOGISTICS • INDUSTRIAL | NEW YORK CITY

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

BY MARK HALLUM | SEPTEMBER 22, 2023 | 13:42 AM

BY ADRIAN



A MODIFIED 2013 MERCEDES-BENZ SPRINTER BY BROOKLYN CAMPERVANS

PHOTO: ADRIAN FOR THE NEW YORK OBSERVER



Don't get it confused with the hit reality show "Flump 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

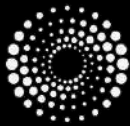
ADVERTISING AND MEDIA

Our in-house media team has fostered relationships with key print and digital publications. Sharing the details of the transaction will be another value-add for your brand with complimentary coverage in a real estate publication when the deal closes.

As Featured In:

COMMERCIAL OBSERVER

CURBED



REUTERS



StreetEasy

traded^{ny}

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.



LETTER OF INTENT

The Roebeling Group drafts curated Letters of Intent (LOIs) by first understanding the tenant's business needs, financial goals, and real estate plans. Leveraging market research and its network, it identifies properties and structures LOIs to meet tenant objectives.

Each LOI covers key terms like rent, lease duration, and build-out needs, while addressing unique provisions and financial structures such as tenant improvement allowances. This strategic approach ensures every LOI sets a solid foundation for negotiations, reflecting the tenant's priorities and securing the desired space.



257 Central Park West, 12G
New York, NY 10024
646.475.7514

Via Email:

August 27, 2024

Jacob Newton
Empire City Realty Group
200 Park Avenue
New York, NY 10166
RE: 147 Spring Street New York, NY 10012

Dear Mr. Newton,

On behalf of Urban Loft Furnishings, we are pleased to submit the following offer to lease space at 147 Spring Street New York, NY 10012.

A bit about the Tenant: Urban Loft Furnishings specializes in high-quality, contemporary furniture and décor, offering stylish solutions for residential and commercial spaces. Known for their craftsmanship and modern design, Urban Loft is a leader in the industry, providing personalized service and premium products to clients across the region.

BUILDING:	147 Spring Street New York, NY 10012
PREMISES:	Approximately 25,000 usable square feet on the upper level.
TENANT:	Urban Loft Furnishings
USE:	Retail, Storage, Distribution, Showroom, Photography Studio, Office, light fabrication, and other uses ancillary to their business.
TERM:	10 years from Rent Commencement
LEASE COMMENCEMENT:	December 1, 2024.
BASE RENT:	\$3,125,000 (\$125psf)
TAXES AND INSURANCE:	Tenant to pay Taxes and Insurance of the building. Currently \$65,000 per annum (\$2.60psf)
RENT COMMENCEMENT:	March 1, 2025

GUIDANCE





NEGOTIATING

We maximize leverage wherever possible to ensure you get the best deal the market can bear. Any information shared with us remains confidential.

We've successfully employed Highest and Best Offer submissions on multiple bids. Throughout the process we're readying backup availabilities. We continue to explore all options until a lease is signed.

GUIDANCE

PREPARATION

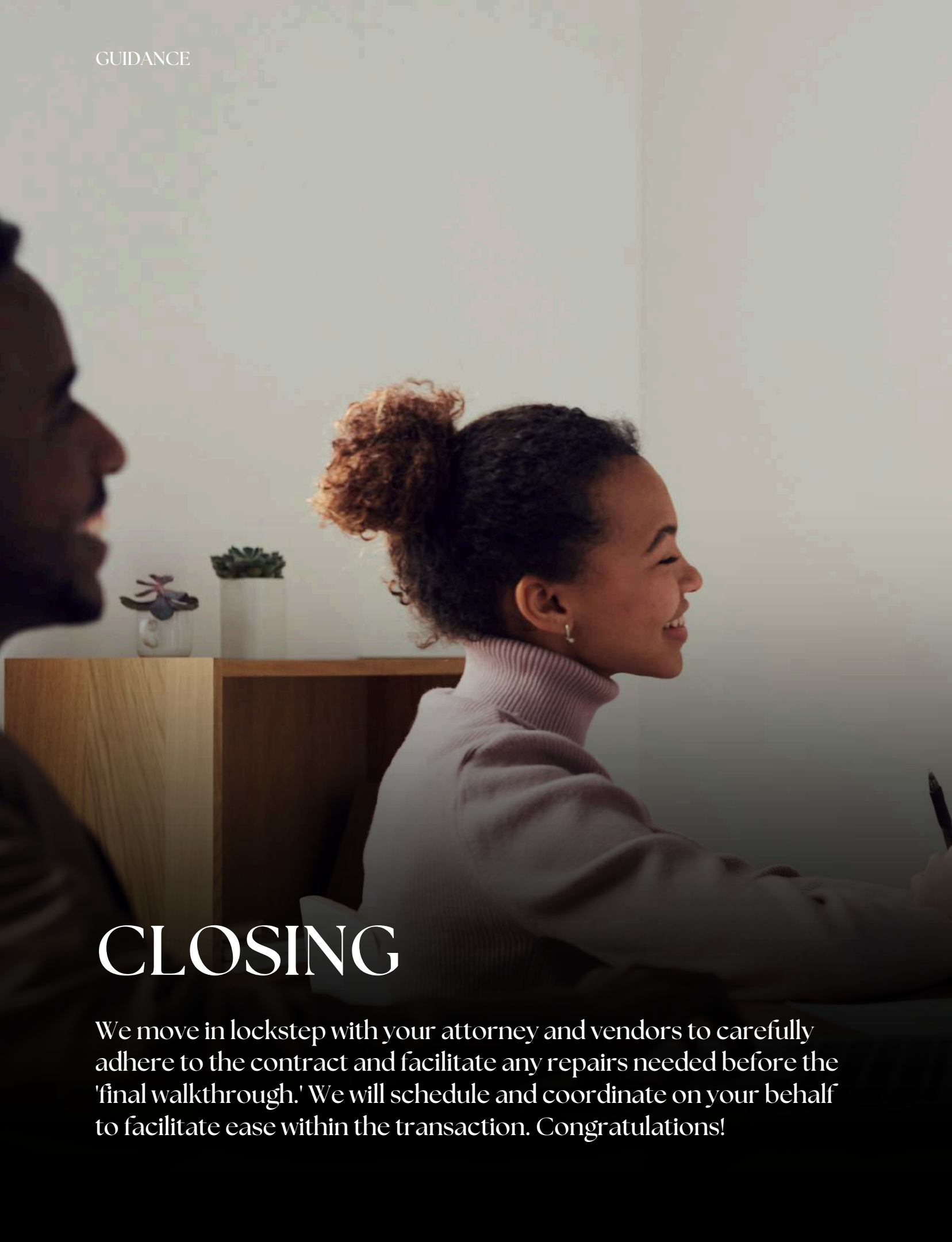
We organize financials, tax returns, and additional documentation to ensure a strong package is provided to the Landlord.



Postal Code: 10120

Consider whether this release is

to print
This document is for informational purposes only and does not constitute legal advice. You should consult with the legal requirements of your jurisdiction.

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!

”

“

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.

”



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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.

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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.

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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 East River, flows through the scene, and a bridge is visible in the distance. The image is dark and serves as a background for the text.

“

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.

”



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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!

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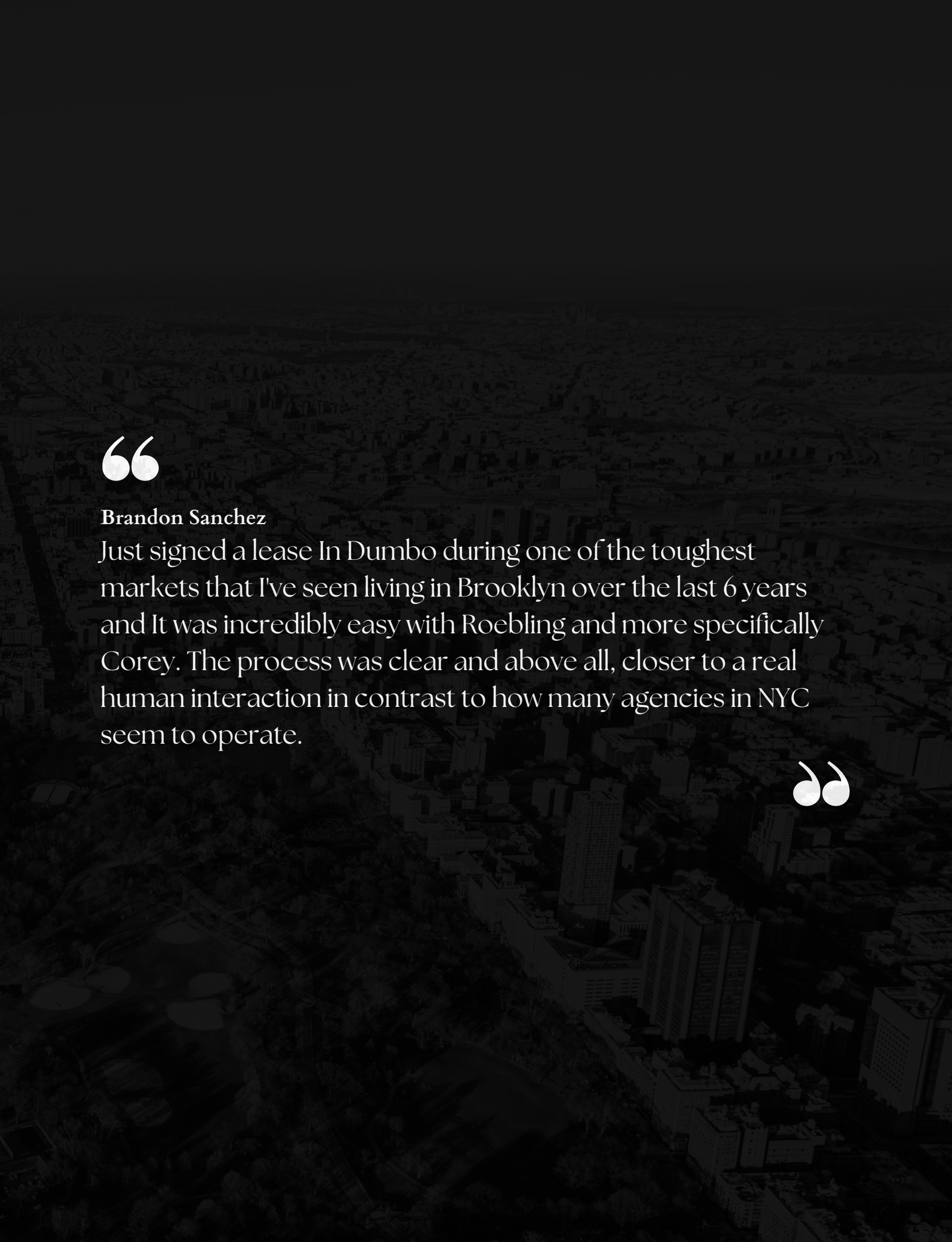


“

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.

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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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