

Deals of the Day: Jan. 13

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Crain's New York Business

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Leases

Brooklinen leaving Brooklyn for Hudson Square

Address: 225 Varick St., Manhattan

Landlord: Hudson Square Properties (a joint venture of Trinity Church NYC, Norges Bank Investment Management and Hines)

Tenant: Brooklinen

Lease size: 32,000 square feet

Lease length: 10 years

Asset type: Office

Brokers: JLL's Joseph Sipala and Ian Lipman represented the tenant. CBRE's Howard Fiddle, Neil King, Paul Amrich, Zachary Price and Benjamin Joseph represented the landlord.

Italian cashmere firm inks West 57th Street lease

Address: 40 W. 57th St., Manhattan

Landlord: LeFrak

Tenant: Loro Piana

Lease size: 25,000 square feet

Asset type: Office

Brokers: CBRE's Paul Amrich, Neil King and Evan Fiddle represented the tenant. CBRE's Howard Fiddle, Benjamin Joseph, Arkady Smolyansky and Evan Fiddle represented the landlord, along with Meredith Jackness, Ray Kawas and Tim Johnson in-house.

Sixth Avenue property fully leased after retail deal

Address: 620 Sixth Ave., Manhattan

Landlord: RXR and Hudson Bay Capital

Tenant: Ulta Beauty

Lease size: 11,503 square feet

Lease length: 10 years

Asking rent: \$175 per square foot

Asset type: Retail

Brokers: Katz & Associates' Brian Katz represented the tenant. Ripco Real Estate's

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Richard Skulnik, Lindsay Zegans, Ben Sabin and Mary Schwagerl represented the landlord, along with Daniel Birney in-house.

Sales

Long Island firm acquires half-built East Village project

Address: 180 Second Ave., Manhattan

Seller: Robert Stern

Buyer: AMBA 180 Holdings, LLC

Sale price: \$9.2 million

Asset type: Mixed-use

Ditmars-Steinway condo development trades

Address: 22-19 33rd St., Queens

Seller: Janos Kanta

Buyer: Jay Lau

Sale price: \$7.1 million

Asset type: Multifamily