



**Commercial Real Estate Without the Runaround.™**

## **CAFÉ TO HELLS KITCHEN**

By LOIS WEISS

*Friday, January 08, 2010* - Upscale café Gourmet LTD signed a long-term lease at 900 Eighth Avenue, on the corner of W. 54th Street.

Darrell Rubens and Annie Shinn of Winick Realty Group represented both the café and The Moinian Group, which owns the fully-occupied apartment complex known as The Marc.

The building was never designed to accommodate a food use. When the café settled on this 1,250 sf location—which also includes 673 sf on the lower level and approximately 85 feet of wraparound window frontage—Rubens and Shinn had to get creative. By leasing a parking space from the garage upstairs, the café was able to install cooking exhaust equipment and properly vent the space. “Negotiating with the landlord and the parking garage made this deal more challenging than your typical deal,” said Shinn, “but ultimately it all pulled together and I think it’s going to be a great amenity for the area.” Gourmet LTD plans to open this location—its third—in early 2010.