



Winick Inks Café Deal at 900 Eighth Avenue

By Susan Piperato, 01/22/10

NEW YORK, NY—Upscale café Gourmet LTD signed a long-term lease at 900 Eighth Avenue, located on the corner of W. 54th Street. As representatives of both the tenant and the property owner, Darrell Rubens, senior managing director, and Annie Shinn of Winick Realty Group continued what has been a longstanding relationship with The Moinian Group, which owns the fully-occupied apartment complex known as The Marc.

“We were looking for another great tenant to service the building,” said Rubens, who had to fill the storefront left behind by Homestead New York as a result of declining condominium sales. Winick had brokered that deal, as well as a lease for a Duane Reade in the building when it first opened in 2003.

What made this deal unique is that the building was never designed to accommodate a food use. So when the café settled on this 1,250-square-foot location—which also includes 673 square feet 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