

Micro-apartment building in Kips Bay gets coffee brand

DJK Commercial Realty has announced the lease signing of PROOF Coffee Roasters—a New York-bred, ‘tech-and-mortar’ coffee purveyor—at 335 East 27th Street, Manhattan’s first micro-apartment residential building known as “Carmel Place” and the company’s new flagship location.



PROOF Coffee Roasters signed a 10-year lease to occupy 600 square feet on the ground floor of the Kips Bay building located between First and Second Avenue, along with an area for

outside seating. Eric Piazza and Alexander Gross of DJK Commercial Realty represented the tenant in the transaction.

The opening will mark the café’s third NYC location, with the original located at 65 Nassau Street and a pop-up kiosk located at 28 Liberty Street. In addition to coffee and tea, PROOF Coffee Roasters at Carmel Place will offer specially crafted breakfast, lunch and dinner items, as well as a succinct wine and beer list.

The company roasts all of its coffee locally in Red Hook, Brooklyn, using ethically-sourced, certified-organic beans. Additionally, customers have the option of purchasing a monthly membership that offers unlimited coffee and tea for \$1.25 per day, which can be ordered via the company’s mobile app Daily Grind Coffee.