

Lesser moves a hot property

Leslie J. Garfield & Co. announced the long-term retail lease of 228 East 58th Street, a two-story plus basement retail space between Second & Third Avenues.

The space is comprised of 3,000 s/f with 650 s/f of basement plus 1,00 s/f of outdoor terrace. It was recently gut renovated and delivered as is to Interieurs furniture company, which signed a 10-year lease at \$37,000 per month, or \$148 psf.

The space featured a brand new all glass façade with double height ceiling, entryway, new plumbing, security monitor and separate HVAC. In addition, the sidewalks were heated for the tenant's convenience.

Mathew Lesser, director at Leselie J. Garfield who represented the landlord, Lehnenberg



Properties LLC commented, "We waited for the right tenant to come knocking in the door and moving uptown will allow Interieurs the opportunity to cater to the D&D District."

Curtis Woodside of Rice 7 Associates represented the tenant.

Lesser said the previous owners installed the heated sidewalks as an "amenity and convenience."

He explained, "By having heated sidewalks, the commercial tenant does not worry about snow removal and shoveling during the winter. Additionally, I guess there is less possibility of someone slipping during nasty weather conditions. It is also nicer and cleaner for the residential tenants upstairs."