



LOIS WEISS



REAL ESTATE BETWEEN THE BRICKS

French flair for 14th Street

By Lois Weiss

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The Kooples flagship store in Paris.

Photo: Facebook

The Meatpacking District will become the new home of French fashion fave, The Kooples. Founded by three brothers who grew up in a garment family, we've now learned the company that focuses on dressing couples is in the midst of subleasing the Moschino store next to Apple at 401 W. 14 St.

The store has 40 feet of stunning glass frontage and sits between Hugo Boss and Apple — and just down the street from the High Line entrance.

Moschino, which is retrenching to concentrate on other lines and stores, is being represented in the sublease by James Downey and Sarah Fabian at Cushman & Wakefield, who declined to comment.

According to the marketing flyer on CoStar, the sublease through September 2018 includes 3,592 square feet consisting of a 2,636 square-foot store and 856 square feet of storage. Asking rents in the area now range from \$300 to \$500 per foot.

The Kooples is being represented by Derek Myers and Jared Lack of Newmark Grubb Knight Frank, who also declined to comment.

Last summer, NGKF along with its Left Coast retail guru, Jay Luchs, set up the growing Paris-based firm in LA for its first US standalone store.

Along with dressing celebrities like Chloë Moretz, the brothers — Alexandre, Lauren and Raphael — already have boutiques around the world and are amassing a dedicated following through mini-shops like those at Bloomingdale's. Their parents founded and later sold Comptoir des Cotonniers, which focused on dressing moms and daughters.

After cashing out of its Midtown building and forfeiting millions of dollars gleaned through its Madoff investments, Hadassah will make a pilgrimage to relocate downtown.

Known as The Women's Zionist Organization of America, the supporters of Israel and its hospitals will land in 46,175 square feet on a portion of the 7th floor and the entire 8th floor at the Trump Organization's 40 Wall St.

Currently, its national headquarters is stretched inefficiently over eight floors at 50 W. 58th St., which it sold in 2012 for \$71.5 million.

Some years from now, the former parking garage is expected to be redeveloped, together with an adjacent property on West 57th Street, and join the area's skyscraping towers. But for now, the owners declined to comment.

A Cushman & Wakefield team led by David Green and Carri Lyon, along with Jon Herman from the firm's Corporate Finance & Investment Banking group, represented the organization in its search and new lease.

Another C&W team of Jeffrey Lichtenberg, Frank Cento and Scott Silverman represented the Trump Organization, which had an asking rent in the mid-\$30s and will create a high-end turn-key installation. The group also qualifies for downtown benefits.

A Lower East Side building that was once a nursing home and is now an 81-unit market rate rental at 62 Avenue B at East 5th Street is being shown to investors and expected to sell for roughly \$70 million. There is one retail unit in the process of being leased.

The Studley capital markets team of Woody Heller and Will Silverman is representing the project, which was developed by Ben Shaoul's Magnum Real Estate with Meadow Partners.

All the apartments were designed for the LES lifestyle so they could be shared by young singles who appreciate the "doormanned" entrance. Rents average in the low-\$80s per foot, and amenities include a landscaped roof deck and a gym.

No matter the twists and turns of a purchase by Charter Communications and then possible flip of Time Warner Cable to Comcast, the local cable company continues with its daily grind.

TWC will soon open a flagship 20,188-square-foot Experience Store in the historic former Castro Convertible Building at 43 W. 23rd St. Folks will be able to play with interactive screens and learn to use new services that can turn off lights, lock doors or spy on nannies through smartphones.

Annette Healey, CBRE's local retail expert, and Meredith LaPier, based in the CBRE corporate services division in McLean, Va., represented Time Warner Cable in the deal.

The company will have 14,000 square feet on the ground, along with a 3,500 square-foot mezzanine for office and conference rooms.

A trio of Cassidy Turley brokers — Bob Billingsley, Mark Boisi and Michael Hofmann — repped the Castro family ownership.