

## Three Deals for Revamped Tribeca Address

### 185 Franklin Street

With the downtown commercial market making a fitful comeback, it seems at least that Tribeca is taking off.

Three full-floor tenants have signed leases at newly renovated **185 Franklin Street**. Film production company **Black**

Tenants, she said, are also attracted to the building because of the "full-floor identity, very unique space, exposed brick, full windows on the front and back, nice ceiling height and good light." The asking rent in the building is around **\$43 a square foot**, and deals are being done slightly below that.

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**Bear Pictures** has signed a **two-year** lease for **1,400 square feet**, or the entire fourth floor.

Boutique consulting firm **Luminary Labs** has signed a **three-year** lease for the building's entire fifth floor. The tenant was represented by **Ontar Amiri** of **Tungsten Properties**.

**Mielle Boutique** has signed a **three-year** lease for the third floor. **Jeff Hersh** of **Prime Manhattan** represented the tenant.

"Virtually every tenant we have is entrepreneurial in nature," said **Amy Murawski** of **ABS Partners Real Estate**, which represented the landlord. "They're independent, creative, and being able to have control of the space is perfect for these people."

