

# GO THAM

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ESTATE OF MIND Biz Buzz

## The Real World

[by Lois Weiss]

Don't let summer Fridays fool you...  
the commercial real estate market never takes a long weekend.

### HAMPTONS HAPPENINGS

While you are locking in your Hamptons summerhouse, retailers are securing leases to ensure you don't have to travel back to Manhattan to get what you need. The beauty supply store Ricky's, which has outlets in New York City and Florida, has leased the former Nilaya space at 50 Main Street in East Hampton. But don't worry, Nilaya is simply moving across the street. Kim Mogull represented the sublessor, the owner, and the tenant of the 2,000-square-foot space. Rather than having Ricky's sublease from Nilaya, Mogull facilitated a direct 15-year lease between Ricky's and the building owner. "We bought out Nilaya and wrote a new lease," she explained. In case you'll looking to open a shop of your own, asking rents on Main Street are \$90 a foot.

In another creative deal, clothier Scoop purchased the property formerly occupied by the East End Hardware store at 36 Newtown Lane. The boutique will continue leasing 1,000 square feet next door at 47 Newtown Lane and plans to open in the adjacent 11,000-square-foot building later this summer. The retailer will house an expanded womenswear line and add menswear to its mix. Additionally, a Scoop Café is in the works within that space. "The building is being expanded into the little shack out back," added Mogull, who worked for both the former owner and Scoop.

Mogull Realty is also opening an East Hampton office of its own on the second floor of the building. "I'm very excited to have both a New York City and an East Hampton office," said Mogull, a big fan of the East End. "I plan

on bringing many more tenants and buyers to the Hamptons in the upcoming years."

### IN BLOOM

While even my mother joined the swarm to get a preview of Bloomie's on Broadway in SoHo, the parent store was dealing to create an outlet outpost in Westchester. Bloomingdale's will install a new furniture and rug outlet at the former TOPS Appliance Warehouse at 2 Saw Mill River Road in Hawthorne. The company signed a 10-year deal for the 64,000-square-foot space just up the hill from video game palace Sportime USA, a popular birthday party spot for kids; a Sam's Club; and twin ice-skating rinks. William V. Cuddy Jr. and Budd

OPPOSITE PAGE, CLOCKWISE FROM TOP LEFT: The Trump Park Avenue apartments, the Upper West Side's Olcott Hotel, the Paramount hotel, and the Regent Wall Street.

