

Post office leases FiDi space

The United States Post Office has leased a new 3,500-s/f location in the Financial District to replace the aging 1 Peck Slip Station, which is being redeveloped into a school. Currently under construction, the new full-service facility

at 116 John Street is a mere four blocks away from the old location and is set to open in the next few months.

Winick Realty Group LLC executive vice president Darrell Rubens and associate Annie Shinn brokered the deal to relocate the Post Office while preserving this important amenity for the neighborhood.

"When I heard the 1 Peck Slip location was closing, I immediately reached out to the Postal Service, with whom I had done a deal seven years ago at 63 Wall Street," said Winick Realty Group LLC Executive Vice President Darrell Rubens, who, along with Associate Annie Shinn, represented both the tenant and owners Metro Loft Management. Ironically, Metro Loft Management, who recently purchased 116 John Street, was also the owner of 63 Wall Street.

This marks Winick Realty Group LLC's tenth lease transaction on John Street, which

consists of only six short blocks stretching from the new Fulton Street Transit Hub to the river. Over the years, the company has leased storefronts to Crunch Fitness, Zen Palate, Lenny's, Bon Chon Chicken, Subway, Basics Plus, Dollar N Discount and two Duane Reade locations.

"Due to the demand and density of lower Manhattan, it made sense for the Postal Service to maintain a presence in the area," Rubens said, "and John Street is a better location for them. It's more central and is surrounded by many great locations for lunch, creating a lot of midday food traffic."

Rubens and Shinn are currently marketing what will soon be Winick Realty Group LLC's eleventh John Street store, a 1,900 s/f ground floor space at 116 John Street. Cornering John, Pearl and Platt Streets, the remaining retail space features more than 100 feet of frontage on Pearl and Platt Streets.