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Café Metro Opening Newest Manhattan Location in Garment District

By Rey Mashayekhi



Fast-casual restaurant chain Café Metro will open its newest New York City location at 240-246 West 35th Street in the Garment District, where it has agreed to take 5,181 square feet of ground-floor retail space, Commercial Observer has learned.

Café Metro signed a 12-year lease last month for the location at the base of the 18-story, 165,000-square-foot building between Seventh and Eighth Avenues, according to sources with knowledge of the deal. The new eatery is expected to open next month.

Asking rent in the deal was \$140 per square foot, sources said. John Cinosky of ATCO Brokerage Services represented the landlord, ATCO Properties & Management, while Stu Morden and Lucas Kooyman of Newmark Knight Frank represented the tenant.

Neil Adamson, ATCO's chief investment officer, said in a statement that the new Café Metro's "close proximity to Penn Station and the 34th Street/Herald Square subway terminal make it an ideal location for our tenants, visitors and on-the-go commuters." A spokesman for NKF did not immediately return a request for comment.

Café Metro is owned by ST Management, which also operates fast-casual brands Fresh&Co and Flavors. Between the three chains, the new Garment District eatery will be the restaurant group's 20th Manhattan location and its 21st in the city overall (including a Café Metro at MetroTech Center in Downtown Brooklyn).

ATCO acquired 240-246 West 35th Street from Robert Weisz's RPW Group for \$108 million in December 2016. The landlord subsequently completed capital improvements to the building that

included a lobby renovation, common corridor upgrades and sidewalk improvements, and is currently at work on upgrading its elevators.

Other tenants at the property include the Newsday-owned free daily newspaper *amNewYork*, foreign language school Spanish-American Institute, fashion designer Jason Wu, fashion and eyewear design Thom Browne and bridal designer Reem.

Update: A previous version of this article incorrectly identified the new Café Metro at 240-246 West 35th Street as the fast-casual chain's 20th Manhattan location. It is actually restaurant owner ST Management's 20th Manhattan location between its Café Metro, Fresh&Co and Flavors fast-casual brands.