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ATLIER CHARLES JOUFFRE LEASES ARTSY SPACE IN CHELSEA

By Alessia Pirolo

Two floors of a Chelsea condo—formerly home to the art gallery **Taxter & Spengemann**—have been taken over by French company **Atelier Charles Jouffre**, a specialist in wall décor, custom upholstery and window treatments.

The Paris-based Atelier Charles Jouffre has inked a deal for a 2,000-square-foot space at **459 West 18th Street**, located between Ninth and Tenth Avenues near the High Line.



459 West 18th Street.

The blended value of the asking rent, which was close to rates both parties eventually agreed upon, was \$60 per square foot, said **Mark Tergesen**, managing director of **Retail Leasing for ABS**, who along with Director **Dean Valentino** represented the owners of the property, **Art Genesis, Corp.**

Anita Grossberg, a senior vice president with **Prudential Douglas Elliman**, represented the tenant in the transaction.

Atelier Charles Jouffre will relocate from **351 West 54th Street**. The company was forced to move when the landlord sold the building, Ms. Grossberg said.

The “very artsy” West Chelsea was an appealing neighborhood for the French company, she added. To be admitted as a member of the artistic community, however, it faced competition from other potential tenants for the space. At least two art galleries were interested in the space, Mr. Tergesen said.

Built in 2008 by architecture firm **Della Valle Bernheimer**, which acted as both architect and developer, 459 West 18th Street won a 2009 Annual Design Review Award for Multi-Family Housing from **Architect Magazine**.

Eventually, Atelier Charles Jouffre prevailed.

“They loved the space,” Ms. Grossberg said. “But the real kicker was the fact that here they are able to park on the street without commercial plaques.”



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