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## Commercial Property: What's the Deal

A Roundup of Office and Retail News from Across the Tri-State Area

### *U TRIBECA*

#### *Local Yoga Chain Opens Fifth Location In Tribeca*

Bikram Yoga NYC is putting its fifth Manhattan location in Tribeca.

The homegrown fitness chain has signed a 10-year lease for 3,000 square feet on the ground and lower levels of 154 Duane St.; Bikram Yoga NYC already has studios in Midtown and the Flatiron District and on the Upper East Side and Upper West Side.

Demetri Ganiaris represented the tenant; **John Brod and Robert Kempner of ABS Partners** represented the landlord, One Hudson Park Associates LLC.

Asking rents in the area range from \$150 to \$175 a square foot, Mr. Brod said.

Last fall, Acadia Realty Trust, [AKR -0.74%] a real-estate investment trust, bought the retail portion of 154 Duane St. from One Hudson Park Associates, Mr. Brod said. Since the sale, Acadia has redeveloped the space and has signed new tenants, including HSBC and Citibank.

Mr. Brod said he is also in leasing talks with a fashion retail brand.

"We've taken a building that was largely restaurants and transformed it to create some real value there," he said.

— Carmel Melouney

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