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Three Deals for Revamped Tribeca Address

By [Laura Kusisto](#)
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With the downtown commercial market making a fitful comeback, it seems at least that Tribeca is taking off.

Three full-floor tenants have signed leases at newly renovated **185 Franklin Street**. Film production company **Black Bear Pictures** has signed a **two-year** lease for **1,400 square feet**, or the entire fourth floor.

Boutique consulting firm **Luminary Labs** has signed a **three-year** lease for the building's entire fifth floor. The tenant was represented by **Omar Amiri of Tungsten Properties**.

Mielle Boutique has signed a **three-year** lease for the third floor. **Jeff Hersch of Prime Manhattan** represented the tenant.

"Virtually every tenant we have is entrepreneurial in nature," said **Amy Murawski** of **ABS Partners Real Estate**, which represented the landlord. "They're independent, creative, and being able to have control of the space is perfect for these people."

Tenants, she said, are also attracted to the building because of the "full-floor identity, very unique space, exposed brick, full windows on the front and back, nice ceiling height and good light."

The asking rent in the building is around **\$43 a square foot**, and deals are being done slightly below that.

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185 Franklin Street.
Property Shark.

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