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PHOTO:

<https://www.dropbox.com/scl/fi/xu4qi4xxwsv480cdmg809/Jasper-Credit-to-VUW.png?rlkey=fam0rgtun3a5zxq5kel1rt2c1&st=2kkwml7&dl=0>

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**THREE NEW RETAIL LEASES ANNOUNCED AT JASPER, A MIXED-USE DEVELOPMENT
IN LONG ISLAND CITY**

Frankie's Brooklyn Pizza, Tiger J Taekwondo, and Matsuzuki Sakura will move into 6,115 SF of Jasper's 33,340 SF of retail space

With seven companies set to move into Jasper's ground floor, the development is 83% retail leased prior to completion of construction

LONG ISLAND CITY (October 17, 2024) - The Domain Companies, LMXD, the VOREA Group, and Bridge Investment Group today announced three new retail leases have been executed at Jasper, a mixed-use development in Long Island City, comprising 6,115 square feet of Jasper's 33,340 square feet of retail space. Combined with the four other leases previously announced at the building, Jasper is 83% retail leased prior to completion of construction in Q1 2025. The new tenants are Frankie's Brooklyn Pizza (1,363 SF), Tiger J Taekwondo (3,015 SF), and Matsuzuki Sakura, a sushi and sashimi restaurant (1,738 SF). The tenants are working to open in early 2025 to coincide with the completion of Jasper's residential space at the \$370 million project. All three retail leases at Jasper were brokered by Adam Joly and Rachel Cohen at Igloo, who represented ownership.

"With the addition of these three businesses to Jasper, we are seeing our vision for the building as a dynamic center that enhances our residents' and neighbors' lives, supports small businesses, and compliments the Long Island City character come to life," said **Matt Schwartz, Co-CEO of The Domain Companies**. "We are excited that the retail environment at Jasper is growing with businesses that will offer a slate of important resources and opportunities to the neighborhood."

"We have been fortunate to work with incredible operators who we believe are rounding out a sustainable retail ecosystem within the heart of the Hunters Point waterfront" **Adam Joly, Principal of IGLOO NYC**. "From restaurants to early education and enrichment, to neighborhood conveniences Jasper is slated to become a center for LIC community activity as well as an amazing amenity to residents of the building".

"We are thrilled with the roster of great leases that our partners at Igloo and Domain have secured for Jasper," said **David Dishy, CEO of LMXD**. "The tremendous interest we are seeing from true community-making businesses speaks to the fact that the Hunters Point waterfront is now unquestionably one of New York's most desirable neighborhoods."

Frankie's Brooklyn Pizza, a collaboration between New York Fine Foods pizza truck, a Long Island City mainstay on 47th road and 5th street, and New York City catering giant Sage and Zest, will open in Jasper offering a wide variety of personal pizzas, square pies, slices, cafe favorites, and a unique wine bar experience. With plans to extend their menu well beyond the 12" personal pies the truck is known for, the team at Frankie's is taking a page out of Justin Fauci, founder of Sage and Zest's playbook, offering full-scale catering, grab and go essentials and a multitude of dine-in options. Named after Fauci's daughter, Francesca, Frankie's Brooklyn Pizza is a product of over four decades of industry experience and a desire to further its footprint in Long Island City. The tenant did not use a broker.

Tiger J Taekwondo, a martial arts gym, will open its second Long Island City location at Jasper. The martial arts gym goes beyond teaching high kicks and powerful strikes by integrating essential life skills such as discipline, focus, confidence, and respect into every class. Tailored especially for young people but beneficial to all ages, from enthusiastic 3-year-olds to dedicated adults, the curriculum fosters patience, responsibility, and leadership through engaging and interactive lessons, ensuring each student not only masters Taekwondo techniques but also cultivates self-control and personal growth. Tiger J Taekwondo is a Kukkiwon certified dojang with expert instructors from Korea. The gym used Winnick as its broker.

At Matsuzuki Sakura, restaurateur Sam Zheng brings more than 22 years of experience to his latest concept at Jasper. The restaurant is an upscale, family-style sushi and sashimi experience for the Hunters Point waterfront with a focus on fresh seafood and great service. The full menu at Matsuzuki Sakara will include hot dishes like yakitori as well as a range of sake. The tenant used Golden Goose Realty as its broker.

Located in the heart of Long Island City along 5th Street between 50th Avenue and 49th Avenue, Jasper is a joint venture between The Domain Companies, LMXD, the VOREA Group, and Bridge Investment Group. The development team is in discussions with potential retailers to provide an optimal spread of resources to Jasper and the neighborhood.

Frankie's Brooklyn Pizza, Tiger J Taekwondo, and Matsuzuki Sakura will join Dumbo Market, a grocery store; Bright Start, a Queens-based early childhood development center; Club Pilates, the world's largest premium boutique Pilates brand; and Glowbar, a facial membership studio, on Jasper's ground floor.

In addition to the ground floor retail space, Jasper will have 499 apartment rentals ranging from studios to three bedrooms, 150 of which will be set aside for those with a 130% area median income. A development designed to offer residents a holistic living experience, Jasper residents will enjoy access to multiple outdoor terraces, a pool, state-of-the-art fitness equipment and classes, a yoga studio, bike storage, multiple landscaped courtyards, a game room, package lockers, personal storage, dedicated outdoor dining and BBQ areas, a residential lounge and demonstration kitchen, co-working space, green roofs, and 112 parking spaces.

Located just half a block from Gantry State Park, Jasper boasts close proximity to a combination of transportation options, including Long Island City's seven subway lines (7, E, N, G, W, R, F).

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About The Domain Companies - The Domain Comp is one of the nation's leading real estate development and investment companies specializing in sustainable, mixed development. Since its founding in 2004, Domain has been involved in over \$2.5 billion of impactful, mixed-use real estate across various product types and markets. For more information, please visit <https://thedomaincos.com/>.

About LMXD

LMXD is the mixed-income and market-focused member of the L+M family of companies, one of the nation's leading builders and developers of affordable housing. Building upon a 40-year track record on civically impactful projects such as Essex Crossing in New York and Banner Lane in Washington, D.C., LMXD's mission is to create transformative mixed-income and mixed-use projects with a particular focus on culture, community, and sustainability in the Northeast and across the country. Visit <https://lmsd.com> to learn more.

About The VOREA Group

The VOREA Group (VOREA), established in 2009, is a multifaceted real estate company equipped to perform mid to large-scale development projects throughout the Tri-state area. VOREA's uniquely vertically integrated enterprise includes a thesis-based investment team, a construction management division focused on marrying best-in-class management with best-in-class technology, and an end user platform focused on weaving small businesses into the fabric of the community. For more information, visit www.vorea.com.

About Bridge Investment Group

Bridge is a leading alternative investment manager, diversified across specialized asset classes, with approximately \$47.7 billion of assets under management as of December 31, 2023. Bridge combines its nationwide operating platform with dedicated teams of investment professionals focused on select U.S. verticals across real estate, credit, renewable energy, and secondary strategies. Visit <https://www.bridgeig.com> to learn more.

About Igloo

Igloo's mission is to facilitate the connection of business to community by partnering with culturally impactful brands in the food & beverage, retail, creative office, and maker space who are looking to relocate, expand, or start up in NYC markets. In addition to commercial real estate brokerage, our robust in-house design and construction management teams deliver turn-key real estate solutions for growing businesses. As a strategic partner, the Igloo platform also finances real estate acquisitions, funds leasehold improvements, and provides working capital for scaling concepts. Visit www.igloo.nyc to learn more.

