

# The New York Times

September 25, 2018

## Recent Commercial Real Estate Transactions

By Rosalie Radomsky

### RECENT LEASE



Sugar Monk, a cocktail lounge, is to open at 2292 Frederick Douglass Boulevard in Harlem, formerly home to Serengeti Teas & Spices. Credit: Douglas Elliman Real Estate.

\$100/SQ. FT.

\$60,000 approximate annual rent

2292 Frederick Douglass Boulevard (between West 123rd and 124th Streets)  
Manhattan

Sugar Monk, a cocktail lounge whose name salutes the jazz great Thelonious Monk, has signed a 12-year lease for a 600-square-foot ground-floor space with a 175-square-foot storage basement in this five-story building along Harlem's restaurant row.

The lounge, which is to open in November and will feature live music on selected evenings, is to be run by Ektoras Binikos, a mixologist and artist, and Simon Jutras, a commercial photographer and interior designer. The previous tenant was Serengeti Teas & Spices, now at 22 East 125th Street.

**Tenant:** Sugar Monk

**Tenant's Brokers:** Faith Hope Consolo and Arthur Maglio, Douglas Elliman Real Estate

**Landlord:** Sons of Abraham Building & Maintenance

**Landlord's Broker:** Joseph Italiaander, ABS Partners Real Estate