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## BellTel Lofts is Readying Retail Space for Tenants

by Linda Collins ([linda@brooklyneagle.net](mailto:linda@brooklyneagle.net))



DOWNTOWN BROOKLYN — Clipper Equity, developer of BellTel Lofts, the redevelopment of the former New York Telephone Company headquarters, reports that approximately 39,000 square-foot of retail space is now available for purchase or lease on the ground and below-grade floors within the landmark 27-story residential and commercial building.

BellTel Lofts, 365 Bridge St.,  
Corner of Willoughby St.

The Bracha Group, a branch of Prudential Douglas Elliman headed by Ilan Bracha, has been chosen to represent the retail as well as continuing as the exclusive sales agent for the residential units.

“Bracha has a thorough understanding of BellTel Lofts’ positioning. This, mixed with their extensive contacts, make them the appropriate selection for the retail space,” said developer J.J. Bistricher of Clipper Equity.

According to Bracha, there is one large raw retail space that can be broken into two spaces. “Each would have its own entrance — one on Bridge Street and one on Willoughby,” he told the Eagle, adding that he is looking for retailers that are good for the neighborhood.

“We have been in contact with banks, medical services, fashion boutiques and entertainment companies,” he said. “As BellTel is across from the MetroTech Center there are endless possibilities as to the type of retailers who would find this space successful.”

The retail spaces will be delivered as designer-ready layouts which tenants can customize according to their needs. They have high ceilings and “state-of-the-art” fiber optics.

In addition to the retail, Bracha is also seeking to fill approximately 12,000 square feet of professional space (“We are just beginning to market this space”) and find an operator for the underground parking garage, a 25,000-square-foot space that could accommodate 100 cars, more with a valet service.

“We have had great interest in the garage from an international owner/operator,” Bracha said. “As the neighborhood has just had a garage demolished and another in the immediate vicinity is about to be taken down, the BellTel garage is gaining greater value.”

Meanwhile, sales of the 250 residential units continues. “It is very exciting that over 55 percent of the building is sold and closed and we continue to have good interest,” he said.

The design of the conversion is by Beyer Blinder Belle.