

May 14, 2025 - **RESOLUTION REAL ESTATE PARTNERS LLC** IN THE NEWS - By Lois Weiss

## Bazza Restaurant Orders Up Three Levels at 251 West 30th Street



Newmark's Jeffery Roseman (top) and Drew Weiss; and 251 West 30th Street.

PHOTOS: Courtesy Newmark; Propertyshark

**Bazza**, a new Caribbean-Mediterranean fusion restaurant, has leased 5,283 square feet at **251 West 30th Street**, *Commercial Observer* can first report.

The multilevel space has a 3,641-square-foot ground floor, a 1,142-square-foot mezzanine and a 500-square-foot basement.

**Jeffrey Roseman** and **Drew Weiss** of Newmark represented both the building and the restaurant owner in the 10-year deal that had an asking rent of \$120 per foot. The ownership was also represented by attorney **Kathy Yunkins** of law firm **Yunkins & Schecter**.

*"Bazza is a new restaurant concept that aligns perfectly with an eclectically evolving neighborhood,"* said **Gerard Nocera** of **Resolution Real Estate**, which owns the property. *"When we acquired the building a decade ago, the area was primarily commercial, but today it is more mixed use with residents and tourists and known for its proximity to the High Line."*

The 16-story office building known as **Chelsea Square** is just steps from Eighth Avenue and Madison Square Garden. The 1927-built property spans 113,042 square feet and was renovated in 2017. Office tenants have operable windows — a rarity in Manhattan — and tenant-controlled HVAC plus amenities that include a conference center operated by Industrious, a fitness studio, a lounge, a coffee bar, a mother's room, a game room and a bike room with showers.

**Bazza** is expected to open at the end of 2025 after renovations are complete. The restaurant operator has another popular Caribbean concept, **Kanu Bar & Grill**, in Harlem.

*"It is important to have retail businesses that serve as amenities for the office tenants and, at the same time, draw customers from around the area,"* said **Weiss**.

A couple years ago, **Weiss** said his team brought **787 Coffee** to the property's other retail space. *"Since then, it has flourished with a strong customer base and even expanded into other locations."*