



monthly sales and lease report

As Reported In The New York Real Estate Journal

Month of MAY, 2008

Key: Desc = Property Type; S/L = Sale or Lease

SELLER/LESSOR	REP. OF SELLER	BUYER/LESSEE	REP. OF BUYER	ADDRESS	PRICE	SIZE	DESC.	S/L
S L Green	Cushman & Wakefield	Murray Hill Properties	—	1250 Broadway	\$310 million	670,000 s/f	office	sale
1648 East New York Ave., LLC	Tack of Donalan Realty Associates	Safeguard Storage	Zuckerbrot of Sholom & Zuckerbrot Realty LLC	1648 East New York Ave., Brooklyn	\$2.8 million	22,000 s/f	commercial	sale
—	Zimmerman of The Barcel Group	—	Zimmerman of The Barcel Group	85-87 Pitt St., Manhattan	\$5.11 million	21 apartments/ 3 stores	residential/ retail	sale
Consolo & Aquino of Prudential Douglas Elliman	—	Aquivit Restaurant	—	1800 Broadway, Manhattan	—	3,000 s/f	retail	lease
1030 Wyckoff Ave. LLC	Chou's Realty	LS Sign Company	Gourianov of Kalmon Dolgin Affiliates	1030/1032 Wyckoff Ave., Ridgewood	\$1.25 million	7,500 s/f	commercial/ land	sale
Hiro Real Estate Company	JP Morgan Chase Advisors	Ashkenazy Acquisition and The Carlyle Group	Alpert of Ashkenazy	650 Madison Ave., Manhattan	\$680 million	600,000 s/f	office/ retail	sale
S L Green	In-house by Tenebaum & Rosen	News America Inc.	Levinson & Berkey of L & L Holding Company LLC	1185 Ave. of The Americas, Manhattan	—	83,822 s/f	commercial	lease
—	Lively of Massey Knakal Realty Services	—	Knakal & Arnold of Corcoran	417 Grand St., Brooklyn	\$2.725 million (total) \$1.65 million	5,800 s/f	residential	sale
—	O'Malley of Massey Knakal Realty Services	—	Massey Knakal Realty Services	West 145 St., Brooklyn	\$1.075 million	3,328 s/f	residential/ commercial	sale
Olnick Organization	Marvin of Olmstead Properties	Exis Capital Management	—	270 Lafayette St., SoHo	—	7,604 s/f	commercial	lease
—	Dolgin of Kalmon Dolgin	Lower East Side Service Center and Angel St. Thrift Shop	Dolgin of Kalmon Dolgin	33 Nassau Ave., Brooklyn	—	12,000 s/f 30,000 s/f (total)	commercial/ retail	lease
—	Mesmer of GVA Williams	Ultrabland	McLaughlin of Capstone Realty	39 West 19th St., Manhattan	—	20,000 s/f (total) 10,000 s/f	commercial	lease
—	Mesmer of GVA Williams	Kidrobot	Mesmer of GVA Williams	56 West 22nd St., Manhattan	—	10,000 s/f	commercial	lease
Rudin Management	Baumstein	3PAR Inc.	Petrie & Hansen of CresaPartners	One Whitehall St., Manhattan	—	4,749 s/f	commercial	lease
MJX Asset Management & Kato Real Estate Corp.	Bakst at GVA Williams	Mitchell Silberberg & Knupp LLC	Goodman & Sukenik	12 East 49th St., Manhattan	—	15,500 s/f	office	lease
Massey Knakal Realty Services	Rudert	—	Massey Knakal Realty Services and Erasmo of Global Home Realty	286 Stanhope St., Brooklyn	\$1.525 million	7,500 s/f	commercial	sale
—	Zuckerbrot of Sholom & Zuckerbrot	The Fortune Society	Schofel, Silver & Brown of Newmark Knight Frank	29-76 Northern Blvd., Queens	—	65,000 s/f	commercial	lease
—	Lala of Massey Knakal Realty Services	A private investor from Westchester	Massey Knakal Realty Services	618-628 West 151st St., Manhattan	\$17.89m (total) \$13 million	62,604 s/f (64 units)	residential	sale
—	Sarath of Massey Knakal Realty Services	A Queens investor	Knakal of Massey Knakal Realty Services	169-07 & 169-09 Jamaica Ave., Queens	—	8,400 s/f (total)	retail/ residential	sale
—	Holloman of Massey Knakal Realty Services	—	Taranto of Sotheby's International Realty	11-42 46th Rd., Queens	\$2.8 million	10,000 s/f	commercial	sale
Argus Realty	Fridman of The Barcel Group	Frey Management	Fridman of The Barcel Group	2282 Ocean Ave., Brooklyn	\$5.25 million	36 units	residential	sale
The Moinian Group	Konsker, Astrachan, Arkin & Nahmias of Cushman & Wakefield	G T Systems	Casely of ABS Capital Partners	295 Madison Ave., Manhattan	—	52,115 s/f (total) 26,102 s/f	commercial	lease
The Moinian Group	Feigen & Dreizen of Newmark Knight Frank	StudioRay	—	512 Seventh Ave., Manhattan	—	17,431 s/f	commercial	lease
The Moinian Group	Caggiano & Li of CB Richard Ellis	Ascent Media Group	Hillman of CB Richard Ellis	545 Fifth Ave., Manhattan	—	8,582 s/f	commercial	lease
Makin of 1350 Broadway Assoc., LLC	Fanuzzi & DiSario of Newmark Knight Frank	Miskin & Tsui-Yip, LLP	Sullivan of Hunter Realty	1350 Broadway	—	3,580 s/f	office	lease
Makin of 1350 Broadway Assoc., LLC	Fanuzzi & DiSario of Newmark Knight Frank	UMarketing LLC	Rosenthal of Grubb & Ellis	1350 Broadway	—	3,684 s/f	office	lease
Makin of 1350 Broadway Assoc., LLC	Fanuzzi & DiSario of Newmark Knight Frank	Sequoia Financial	Zimbalist of CB Richard Ellis	1350 Broadway	—	2,160 s/f	office	lease



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Mitsui Fudosan America Inc.	Falk & Shimkin of Newmark Knight Frank	Paulson & Company Inc.	Goldman & Moran of Newmark Knight Frank	1251 Ave. of the Americas, Manhattan	—	44,100 s/f	office.	lease
—	Schneider & Glaser of Eastern Consolidated	Magnum Real Estate Group	Ed Friedman	129 Charles St.	\$7 million	4 stories	commercial	sale
—	Shkury of Massey Knakal Realty Services	An international investor	Massey Knakal Realty Services	118 West 14th St., Manhattan	\$2.35 million	5 stories 10 units	residential	sale
W & H Properties	Zeller of Cushman & Wakefield	3 travel-related firms	—	112 West 34th St.	—	7,847 s/f	commercial	lease
—	S L Green	OpHedge	Fitzgibbons of Staubach	420 Lexington Ave.	—	6,000 s/f	office	lease
Monday Properties	In-house with Panziner & Deas	Euro Pacific Capital Inc.	Sprayegen of Byrnam Wood Inc.	386 Park Ave. South (16th floor)	—	26,050 (total) 3,975 s/f	office	lease
Monday Properties	In-house with Panziner & Deas	Educate online Inc.	Scher of Jay G. Smith & Associates	386 Park Ave. South (3rd floor)	—	3,166 s/f	office	lease
Monday Properties	In-house with Panziner & Deas	Vesoft Inc.	Bonett of Adams & Co.	386 Park Ave. South (5th floor)	—	2,500 s/f	office	lease
Monday Properties	In-house with Panziner & Deas	Q-nomy Inc.	Bates of Manhattan Commercial Realty Corp.	386 Park Ave. South (16th floor)	—	2,057 s/f	office	lease
Monday Properties	In-house with Panziner & Deas	MME Systems, Inc.	In-house	386 Park Ave. South (8th floor)	—	1,491 s/f	office	lease
Developer World-Wide Group	—	—	—	255 East 74th St.	—	30 stories	residential	sale
Madison Tower	Gell & Briody of Cushman & Wakefield	Monarch Alternative Capital	Goldmacher & Drazin of Newmark Knight Frank	535 Madison Ave. (26th floor)	—	27,300 s/f (total) 15,000 s/f	office	lease
Madison Tower	Gell & Briody of CB Richard Ellis	Banco do Brasil	Schindler & Scheier of Colliers ABR	535 Madison Ave. (34th floor)	—	12,300 s/f	office	lease
—	Kaufman & Raskob of Kaufman Organization	Silver Carrot, Inc.	Kaufman & Raskob of Kaufman Organization	132 West 36th St.	—	18,700 s/f (total) 7,500 s/f	office	lease
—	Kaufman & Raskob of Kaufman Organization	Park Ave. Brokerage & Bobud Associates Inc.	Raskob	212 West 35th St. (5th floor)	—	5,600 s/f	office	lease
—	Kaufman & Raskob of Kaufman Organization	Lawrence & Company	Warren of Kaufman	212 West 35th St. (9th floor)	—	5,600 s/f	office	lease
Brause Realty Inc.	ABDO of Winoker Realty	VCS Group	—	141 West 36th St., Manhattan	—	6,000 s/f	commercial	lease
Adams & Co. Real Estate	Soussan of Excelsior Realty	ModaMood Inc.	Bonett of Adams & Co.	25 West 36th St.	—	9,125 s/f (total) 4,125 s/f	—	lease
The Moinian Group	Udis & Dreizen of Newmark Knight Frank	StreetBrains.com	Buslik of Adams & Co.	72 Madison Ave.	—	5,000 s/f	office	lease
—	Klaus Harris & Fenon of Newmark Knight Frank	Stibbe	Wartels & Rayner of Cresa Partners	489 Fifth Ave., Manhattan	—	4,988 s/f	commercial	lease
David & Marty Webber	Sargoy of Brown Harris Stevens	Newport Realty Partners	Koukou with CB Richard Ellis	90 Powerhouse Rd., Roslyn Heights	\$27.6 million	150,000 s/f (total) 8,000 s/f	office	sale
David & Marty Webber	Sargoy of Brown Harris Stevens	Newport Realty Partners	Koukou with CB Richard Ellis	1101 Stewart Ave., Garden City	—	18,000 s/f	office	sale
Sholom & Zuckerbrot	Roseman	Health Insurance Plan	Roseman	1991 Marcus Ave., Lake Success	—	47,000 s/f	office	lease
First Hartford Development Co.	Island Associates	—	Delisle of Island Associates	20 Merrill Rd., Amityville Village	\$6.9 million (total) \$5.2 million	2.5 acres	commercial	sale
Stefano Pascucci Island Associates	Island Associates	J & A Family Fruits from Brooklyn	Delisle of Island Associates	675 Hempstead Tpke., Amityville	\$1.7 million	7,000 s/f	commercial	sale
Baker Companies	—	5 properties in American Enterprise Park, Morris Plains, N.J.	—	—	—	1.9 million s/f (total) 450,000 s/f	office/ commercial	sale
Baker Companies	—	4 properties in Midland Business Park, Port Chester, N.Y.	—	—	—	337,000 s/f	office/ commercial	sale
Baker Companies	—	6 properties in Executive Campus Business Park, Orance, Conn.	—	—	—	394,000 s/f	office/ commercial	sale



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Baker Companies	—	4 properties in Shelton, Milford & Orange, Conn.	—	—	—	443,000 s/f	office/ commercial	sale
Oma Build Corp.	Fetscher of Great American Brokerage Inc.	Rouge Tomate	Fetscher	10 East 60th St.	—	16,000 s/f	retail/ commercial	sale
—	Ross of Besen	Gold Coast Hotel	Chang of McSam Hotels	1053 Northern Blvd., Roslyn	\$5.6 million	56 units	commercial	sale
Bremen House, Inc.	Miller, Tapper, Ortiz & Nigido of Eastern Consolidated	Unilake Shopping Plaza	Nigido of Vickers Realty	Union Tpke. & 271st St., New Hyde Park	\$4.7 million	14,780 s/f	retail	sale
Royal Properties, Inc.	—	Knuckleheads Gym	Royal Properties, Inc.	720 Bedford Rd., Bedford Hills	—	16,059 s/f (total) 2,500 s/f	commercial	lease
Mall Properties	Meshil of Royal Properties	Singas Pizza	Meshil of Royal Properties	1455 West Ave., Parkchester, Bronx	—	1,581 s/f	commercial	lease
Heritage Realty, LLC	Meshil of Royal Properties	Planned Parenthood	Meshil of Royal Properties	6 Gramatan Ave., Mount Vernon	—	3,104 s/f	commercial	lease
Wolf Realty	Meshil	Postnet	Meshil	557 Grand Concourse, Bronx	—	1,476 s/f	commercial	lease
—	Meshil	Subway	Meshil	404 Central Park Ave., Greenburgh	—	1,000 s/f	commercial	lease
—	Meshil	Great Play	Meshil	Midway Shopping Ctrs., Scarsdale	—	3,600 s/f	commercial	lease
—	Royal Properties	Kennedy Fried Chicken	Royal Properties	Perth Amboy Shop. Ctr. at Convery Blvd. and Fayette St., Perth Amboy, N.J.	—	1,250 s/f	commercial	lease
—	PolICASTRO from J F Real Estate, Inc.	Taylor Sturtz	PolICASTRO from J F Real Estate, Inc.	1855 West Fayette St., Tipp Hill	—	800 s/f	commercial	lease
—	—	Starbucks Corp.	SOHA 118	118th & 8th Aves., Manhattan	—	1,600 s/f	retail	lease
—	Maltzman	Yin Beauty Spa	Apfelbaum 103-86, LLC and Metro Spire	103 West 86th St., Manhattan	—	1,300 s/f	commercial	lease
MetLife Inc.	Doyle, Wasserberger & Saltzman of Jones Lang LaSalle	Barney's Inc.	Gosin, Golden & Periman with Newman Knight Frank	575 Fifth Ave., Manhattan	—	48,228 s/f	office	lease
Lehigh Hospital LLC	Rynar of Ferrer Real Estate	Energy Brands	GVA Williams	17-20 Whitestone Expwy.	\$7.2 million	17,000 s/f (building) 56,000 (lot)	commercial	sale
—	Zach of Itzhaki	—	Zach of Itzhaki	878-886 Westchester Ave., Bronx	\$2.275 million	62,400 s/f (2 lots)	land	sale
Albert Abney	Kines of Kaplon-Belo	Public Utilities Maintenance	Gourianov	212-20/24 99th Ave., Queens	\$1.9 million	15,000 s/f	office/ commercial	sale
—	Smadbeck of Massey Knakal Realty Services	A multifamily owner from Westchester	Massey Knakal Realty Services	42 West 65th St. Manhattan	\$9.85 million (total) \$5.6 million	9,905 s/f	residential	sale
—	Bromback of Massey Knakal Realty Services	Word of Life Church	Massey Knakal Realty Services	5905 Broadway, Bronx	\$3 million	20,000 s/f	commercial	sale
—	Gammino of Massey Knakal Realty Services	Mamaroneck Train Station to Verco Properties	Massey Knakal & Sheehan of CB Richard Ellis	Village of Mamaroneck, Westchester County	\$1.25 million	8,250 s/f	commercial	sale
Crosstown Equities LLC	Ortiz	Ekstein, A New York City-based developer	Tapper of Eastern Consolidated	508-510 West 29th St., Manhattan	—	128,913 s/f (total)	air rights	sale
N.J.-based Tuck Away Mini Storage Inc.	Hrousis & Malagisi for Sperry Van Ness International	N.Y.-based Post Storage Management, LLC	Hrousis & Malagisi for Sperry Van Ness International	310 Snyder Ave., Berkeley Heights, N.J.	\$8.5 million	51,171 s/f	commercial	sale
ADT Security Services (Tyco International)	Scimo & Johnson of CB Richard Ellis/Los Angeles	The School of Visual Arts	Lipinski of Colliers, ABR	335 West 16th St., Manhattan	—	54,000 s/f	commercial	lease
Day	—	Kobre & Kim LLP	Friedland & Zarba represented Kobre & Kim LLP	800 Third Ave., Manhattan	—	40,000 s/f	commercial	lease
—	Mosery of MFM Properties	Citywide Properties, Inc.	Majerovsky for The National Yiddish Theatre-Folksbiene	135 West 29th St., Manhattan	—	1,700 s/f	commercial	lease

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Man Yun Real Estate Corp.	Owles & Glanzberg	Chai	Zar of Metro Spire, LLC	107 Grand St., SoHo, Manhattan	—	8,600 s/f	commercial	lease
—	Kaufman of The Kaufman Organization	Pierre of Paris, Ltd.	Raskob & Lippman of The Kaufman Organization	450 Seventh Ave., Manhattan	—	9,791 s/f (total) 585 s/f	commercial	lease
—	Kaufman of The Kaufman Organization	Schaeffer & Krongold	Raskob	450 Seventh Ave., Manhattan	—	8,267 s/f	commercial	lease
—	Kaufman of The Kaufman Organization	United Computer Sales of New York, Inc.	Lippman of the Kaufman Organization	450 Seventh Ave., Manhattan	—	941 s/f	commercial	lease
Gardener of 53 Church, Inc.	O'Rourke with Roohan Realty Commercial Services	—	USA's Carrie Smith (selling agent)	53-55 Church St., Saratoga Springs	\$1.825 million	—	residential/ commercial	sale
—	Brill at Manitou Realty	The Williams Lake Properties	—	Williams Lake Resort, Rosendale	\$8 million	750 acres	commercial	sale
—	Finn & Van Der Bogart of CB Richard Ellis	Hartford Insurance Cos.	Finn & Van Der Bogart of CB Richard Ellis	New Hartford Office Park, New Hartford	—	125,000 s/f (land)	office	lease
Doolittle	Will of Hemisphere Holdings Corporation	Lar Properties of CNY, LLC	—	The Edge of The Pond Apts., LaFayette	\$1.35 million	20 apts. and 130 storage units	residential/ commercial	sale
—	—	Children's Corner Learning Center	Silbergleit & Benedek of Friedland Realty Inc.	1133 Westchester Ave., White Plains	—	9,000 s/f	commercial	lease
Amean Development Companies	—	Nicolla of Columbia Development Companies	Nicolla	70 Howard St., Albany	\$1.6 million	—	commercial	sale
—	Eric Tanski and Eva Tanski	Verbeck Development, LLC	Wheatley	Rte. 146, Clifton Park	\$3.1 million	24 units	residential	sale
—	Biniskiewicz of Buffalo Pyramid Brokerage Co.	The Packard Building	—	1325 Main St., Buffalo	\$1.2 million	70,000 s/f	commercial/ residential	sale
—	McDonnell of Ciminelli Real Estate Corporation	Dunn Tire	—	475 Cayuga Rd., Cheektowaga	—	80,000 s/f	commercial	lease
—	Houlihan & McCulloch of Houlihan-Parnes/iCap Realty Advisors	—	Houlihan & McCulloch of Houlihan-Parnes/iCap Realty Advisors	37 North Hillside Ave., Elmsford	\$2.95 million (total)	12 apartments	residential	sale
—	Houlihan & McCulloch of Houlihan-Parnes/iCap Realty Advisors	—	Houlihan & McCulloch of Houlihan-Parnes/iCap Realty Advisors	7 Pauling St., Elmsford	—	17 apartments	residential	sale
—	Stiglin of Grand Lux Realty	Wireless Connections Inc.	Stiglin of Grand Lux Realty	240 Harrison Ave., Harrison	—	1,200 s/f	retail	lease
—	Zaccagnino & Newman of W&M Properties	Pantaenius America Ltd.	Zuckerman of Goodard Dev't. Partners and Rakow of Rakow Commercial Realty	500 Mamaroneck Ave., Harrison	—	1,862 s/f	commercial	lease
Mack-Cali Realty Corporation	In-house by McGuire	Montefiore Medical Center	—	200 Corporate Blvd. South (16,650 s/f) 6 Executive Plaza (13,200 s/f), Yonkers	—	73,486 s/f (total) 29,850	commercial	lease
Mack-Cali Realty Corporation	In-house by McGuire	JPMorgan Chase Bank National Association	—	11 Martine Ave., White Plains	—	15,880 s/f	commercial	lease
Mack-Cali Realty Corporation	Maguire	National Union Fire Insurance Company	Walsh, Sarno & Neuer of Cushman & Wakefield	555 Taxter Rd., Elmsford	—	14,056 s/f	commercial	lease
Mack-Cali Realty Corporation	In-house by Abry	Mrs. Green's Natural Market, Inc.	Leroy of Delphi Commercial Properties	300 Executive Blvd., Elmsford	—	13,700 s/f	commercial	lease
Hiawatha Blvd. LLC	Kalet of Pyramid Brokerage	Village Office Supply	—	900 Hiawatha East Blvd., Syracuse	—	30,000 s/f	office/ commercial	lease
The Falso Family	Clark & Laurenzo of Pyramid Brokerage	Yennock	—	139 Falso Dr., Syracuse	\$600,000 (total)	10,000 s/f	commercial	sale
Verbeck Associates LLC	Clark & Laurenzo of Pyramid Brokerage	Yennock	—	140 Falso Dr., Syracuse	—	14,900 s/f	commercial	sale
JF Real Estate Inc.	—	Sugarman Law Firm	Sangster & Brown of JF Real Estate	Jefferson Clinton Commons Developmen, Syracuse	—	55,739 s/f (total) 26,000 s/f	commercial	lease
JF Real Estate Inc.	—	Valu Home Centers	Bruns of JF Real Estate with Ward Adirondack Realty Consultants	Airport Plaza, Syracuse	—	25,000 s/f	commercial	lease



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JF Real Estate, Inc.	Brown	PMA Insurance Co.	—	5789 Widewaters Pkwy., Dewitt	—	3,938 s/f	commercial	lease
J F Real Estate, Inc.	—	Taylor's Barber Shop	Policastro from JF Real Estate	1855 West Fayette St., Syracuse	—	800 s/f	commercial	lease
S L Green	Cushman & Wakefield	Murray Hill Properties	—	125- Broadway	\$310 million	670,000 s/f	office	sale
1648 East New York Ave., LLC	Tack of Donalan Realty Associates	Safeguard Storage	Zuckerbrot of Shalom & Zuckerbrot Realty LLC	1648 East New York Ave., Brooklyn	\$2.8 million	22,000 s/f	commercial	sale
—	Zimmerman of The Barcel Group	—	Zimmerman of The Barcel Group	85-87 Pitt St., Manhattan	\$5.11 million	21 apartments/ 3 stores	residential/ retail	sale
Concolo & Aquino of Prudential Douglas Elliman	—	Aquavit Restaurant	—	1800 Broadway, Manhattan	—	3,000 s/f	retail	lease
1030 Wyckoff Ave. LLC	Chou's Realty	LS Sign Company	Gourianov of Kalmon Dolgin Affiliates	1030/1032 Wyckoff Ave., Ridgewood	\$1.25 million	7,500 s/f	commercial/ land	sale
Hiro Real Estate Company	JP Morgan Chase Advisors	Ashkenazy Acquisition and The Carlyle Group	Alpert of Ashkenazy	650 Madison Ave., Manhattan	\$680 million	600,000 s/f	office/ retail	sale
S L Green	In-house by Tenebaum & Rosen	News America Inc.	Levinson & Berkey of L & L Holding Co., LLC	1185 Avenue of the Americas, Manhattan	—	83,822 s/f	commercial	lease
—	Lively of Massey Knakal Knakal Realty Services	—	Knakal & Arnold of Corcoran	417 Grand St., Brooklyn	\$2.725 million (total) \$1.65 million	5,800 s/f	residential	sale