



monthly sales and lease report

As Reported In The New York Real Estate Journal

Month of AUGUST, 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
99 Washington LLC and One Commerce Plaza, LLC	Rosenblatt & Lynch of Carrow Real Estate	Esquire Corp. Networks, Inc.	Rosenblatt & Lynch of Carrow Real Estate	99 Washington Ave., Albany	—	1,539 s/f	office	lease
MGM Family, LLC	—	Fast Signs	Conley Associates	1593 Central Ave., Colonie	—	2,500 s/f	retail	lease
—	Blake of CB Richard Ellis/ Buffalo	CityMade Inc./Made Made In Buffalo	Blake of CB Richard Ellis/ Buffalo	400 Riverview Pkwy., Tonawanda	—	12,000 s/f	commercial	lease
—	Evertz of Pyramid Brokerage Co.	Berkley Properties, LLC	Evertz of Pyramid Brokerage Co.	Bear & Buckley Rds., Syracuse	\$1.905 million (total) \$1.6 million	27,000 s/f	retail	sale
—	Evertz of Pyramid Brokerage Co.	Analysis Inc.	Evertz of Pyramid Brokerage Co.	148 Dwight Park Circle, Syracuse	\$305,000	4,500 s/f	commercial	sale
Tibbet	Kalet, Balash & Clark of Pyramid	Klepper, Hahn & Hyatt	Kalet, Balash & Clark of Pyramid	570 Commons Park Dr., Syracuse	—	14,640 s/f	office/ commercial	sale
JF Real Estate	McDermott of JF Real Estate	The Fair Housing Council of CNY	McDermott of JF Real Estate	327 West Fayette St., Syracuse	—	3,275 s/f (total) 1,875 s/f	office	lease
JF Real Estate	Hummel of JF Real Estate	Avis Budget Group and RLB Development	Hummel of JF Real Estate	327 West Fayette St., Syracuse	—	1,400 s/f	commercial	lease
A local owner	—	Rachel's Shopping Center – (to a New York City owner & developer)	Koenigsberg of American Investment Properties	55-69 Berry Hill Rd., Syosset	\$3.275 million	6,748 s/f	retail	sale
The Sapir Organization	CBRE's Fiddle, Gerla & Siegel	WPP's Enfatico	The Sapir Organization	11 Madison Ave., Manhattan	—	98,175 s/f	commercial	lease
Kent Swig & Swig Equities	Moss, Gutoff, & Nigibo Eastern Consolidated	A client of the firm	Ezraty of Eastern Consolidated	201 West 92nd St. and 200 West 93rd St., Manhattan	\$61 million	—	residential	sale
—	Jones of Scandia Realty	Glenn Horowitz Bookseller	Green	7 West 18th St.	—	4,700 s/f	office	lease
Wydra Enterprises	Nicholas of Kalmon Dolgin Affiliates	Wollman of Quadriad Realty Partners	Nicholas of Kalmon Dolgin Affiliates	201 Berry St. and 248 Bedford Ave., Brooklyn	\$22 million	42,000 s/f	residential (land parcel)	sale
—	Sarn of Massey Knakal Realty Services	A Manhattan user	Massey Knakal Realty Services	149 33rd St., Brooklyn	\$4.23 million (total) \$2.5 million	10,000 s/f	commercial	sale
—	Freeman of Massey Knakal Realty Services	—	Pecorella of Century 21 Calabrese Realty	314 Carroll St., Brooklyn	\$1.73 million	5,814 s/f	retail/ residential	sale
844 Realty LLC	Anton, Solarz and Schechtman	A locally-based investor	Lee of Eastern Consolidated	300 East 45th St.	\$5.25 million	—	development parcel	sale
Schildbar Properties, Inc.	Lieberman of Cornerstone Properties	NJB Realty, LLC	Bichoupan of Cornerstone Properties Group	339 East 90th St.	\$4.45 million	5 stories	residential	sale
Beth Page Realty, LLC	Meishar of Itzhaki Properties	Kei Kei Enterprise, LLC	Efrati of Itzhaki Properties	6834 Forest Ave., Queens	\$1.75 million	6,672 s/f	retail/ residential	sale
A local developer & RE owner	Koenigsberg of American Investment Properties	Kikkert Plaza by a N.Y.C.-based investor	Koenigsberg of American Investment Properties	371-387 Long Beach Rd., Island Park	\$1.05 million	5,000 s/f	retail	sale
—	King of CPEX Real Estate	Yofiore	Condren & Altschul of CPEX	32 Court St., Brooklyn	—	650 s/f	retail	lease
—	Bernstein of Bayrock Group	Loehmann's Seaport Plaza	A partnership of local & European investors	2101 Emmons Ave., Brooklyn	\$24 million	63,000 s/f	retail	sale
Hahn Kook	Rosenbloom of Cushman & Wakefield	Audemars Piquet North America, Inc.	Rosenbloom of Cushman & Wakefield	65 East 557th St., Manhattan	—	2,850 s/f	retail	lease
Cohen Brothers	—	Audemars Piquet North America, Inc.	Rosenbloom of Cushman & Wakefield	135 East 57th St., Manhattan	—	15,000 s/f	office	lease
Newmark Knight Frank	Waterman & Fanuzzi of Newmark Knight Frank	Ellen Tracy-Fashionology Group, LLC	Cohen & Frantz of Newmark Knight Frank	1400 Broadway	—	28,000 s/f	retail	lease
—	Lie & Zeckendorf of Zeckendorf Dev't. LLC	Best Buy – JP Morgan	—	15 Central Park West Northeast Corner of 61st St., Manhattan	—	83,000 s/f (total) 11,000 s/f	retail	lease
Consolo & Aquino of Prudential Douglas	—	Ottomanelli Brothers	Consolo & Aquino of Prudential Douglas	1325 Fifth Ave., Manhattan	—	—	retail	lease

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Massey Knakal Realty Services	Burton of Massey Knakal Realty Services	—	Massey Knakal Realty Services	35 Prince St., Manhattan	\$8.9 million (total) \$5.25 million	3,735 s/f	commercial/ residential	sale
Massey Knakal Realty Services	DeCheser	Brooklyn developers	Massey Knakal Realty Services	229 East 2nd St., Alphabet City	\$3.65 million	7,672 s/f	residential	sale
The Moinian Group	Dreizen & Udis of Newmark Knight Frank	[212]Media	Walker & Shah of CB Richard Ellis	460 Park Ave. South	—	16,000 s/f	commercial	lease
Tishman Speyer	In-house by Conen	Valentino	Horowitz & Peck	11 West 42nd St., Manhattan	—	28,000 s/f	office/ commercial	lease
Massey Knakal Realty Services	Petkoff of Massey Knakal Realty Services	A local developer	Massey Knakal Realty Services	71-37 Austin St., Queens	\$5 million	3,115 s/f	retail	sale
—	Wadler & Lopez of Kalmon Dolgin Affiliates	Root Capture, Inc.	Klein of Kalmon Dolgin Affiliates	131 North 14th St., Williamsburg, Brooklyn	—	20,000 s/f	commercial	lease
—	Sarath of Massey Knakal Realty Services	Massey Knakal Realty Services	Massey Knakal Realty Services	161-21 Jamaica Ave., Queens	\$3.45 million	7 stories	retail/ office	sale
—	Wilson of Williams & Wilson Group	Tripology	Schiliro of The Kaufman Organization	160 Madison Ave., Manhattan	—	2,500 s/f	commercial	lease
Plaza 52, LLC	—	Fortis Investment Management USA	Hennessey, SIOR of GVA Williams	150 East 52nd St., Manhattan	—	5,138 s/f	commercial	lease
—	Green & Goodman of MHP Commercial Brokerage Services	Far Hill Group, LLC	Gohil & Jaray of GVA Williams	1180 Ave. of the Americas	—	8,502 s/f	commercial	lease
Adams & Company Real Estate	James & Jeffrey Buslik of Adams & Company	Dismero	James & Jeffrey Buslik of Adams & Company	231 West 39th St., Manhattan	—	9,129 s/f (total) 3,193 s/f	commercial	lease
Adams & Company Real Estate	Hidrock Realty	Unisar, Inc.	Buslik of Adams & Company	53 West 36th St., Manhattan	—	2,730 s/f	commercial	lease
Adams & Company Real Estate	Levy of Adams & Co.	Arlington Hat Co.	Levy of Adams & Co.	411 Fifth Ave., Manhattan	—	1,991 s/f	commercial	lease
Adams & Company Real Estate	Levy & Greenberg of Adams & Co.	D.A. on Seventh Ave.	Levy & Greenberg of Adams & Co.	110 West 40th St., Manhattan	—	718 s/f	commercial	lease
Adams & Company Real Estate	Levy & Greenberg of Adams & Co.	Valcur International Inc.	Levy & Greenberg of Adams & Co.	110 West 40th St., Manhattan	—	497 s/f	commercial	lease
S L Green	In-house Swiger	Chicago Title Insurance	Hoban of Orion Realty Gr. and Fabrizi of Cushman & Wakefield	711 Third Ave., Manhattan	—	30,035 s/f	commercial	lease



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Schildbar Properties Inc.	Lieberman of Cornerstone Proprs. Gr.	NJB Realty, LLC	Bichoupan of Cornerstone Properties Group	339 East 90th St.	\$4.45 million	23 units, 9,3235 s/f	residential	sale
Time Equities, Inc.	Rudder	New York Commercial Press	Dugan & LaManna of CB Richard Ellis	125 Maiden Ln., Manhattan	\$2.4 million	4,865 s/f	office	sale
Madison Century Realty, LLC	Anton & Solarz with Toothman	25 Central Park West (The Century)	Gutoff of Eastern Consolidated	25 Central Park West, Manhattan	\$14.35 million	22,989 s/f	residential office	sale
—	Jungreis of Rosewood Realty Group	—	Jungreis of Rosewood Realty Group	655 West 177th St.	\$2.75 million	25 apartments	residential/commercial	sale
Kalmon Dolgin	Dolgin	MarieBelle New York	Isobe of MarieBelle	33 Nassau Ave., Brooklyn	—	37,700 s/f (total) 10,000 s/f	retail	lease
Kalmon Dolgin	Dolgin	BlenderBox	Dolgin	33 Nassau Ave., Brooklyn	—	7,700 s/f	commercial	lease
North 14th St. Corp.	Wadler & Lopez	RootCapture, Inc.	Klein	131 North 14th St., Brooklyn	—	20,000 s/f	commercial (land)	lease
—	Lauzon of Cushman & Wakefield	Muss Development LLC (City Sports)	Nero of CB Richard Ellis	64 West 48th St.	—	15,612 s/f	office/retail	lease
Massey Knakal Realty Services	Weiner of Massey Knakal Realty Services	A Westchester investor	Weiner of Massey Knakal Realty Services	86-11 Whitney Ave., Queens	\$33.325 million (total) \$11.175 million	90 units	residential	sale
Massey Knakal Realty Services	Nelson and Spinelli & Hochauer of The Corcoran Group	A Pennsylvania investor	Nelson and Hochauer of The Corcoran Group	58 East 56th St., Manhattan	\$8.5 million	residential space and 5 units	retail/residential	sale
Massey Knakal Realty Services	Rosenthal	—	Massey Knakal Realty Services	222 Ave. B, Manhattan	\$2.4 million	5,019 s/f	retail/residential	sale
Massey Knakal Realty Services	Weiner & Hillman	A Queens investor	Weiner & Hillman	92-01 37th Ave., Queens	\$7.7 million	46 units and 6 stores	residential/retail	sale
Massey Knakal Realty Services	Burton & Garvin	A single-family user (from Manhattan)	Brian Lover of The Corcoran Group	105 Mercer St., Manhattan	\$3.55 million	1,475 s/f	residential	sale
Massey Knakal Realty Services	Chugh with Berman	—	Massey Knakal Realty Services	6143 Jericho Tpke., Long Island	\$1.9 million	29,185 s/f	office	sale
American Investment Properties	Frankel & Koenigsberg	West Village Green Shopping Center	Frankel & Koenigsberg	West Village Green, Hicksville	\$2.1 million	6,700 s/f	retail	sale
Island Associates	Nicholson	Huntington Station Checkers	Maffetone with Prudential Cres Realty	1680 New York Ave., Huntington Station	\$1.27 million	1,000 s/f on 15 acres	commercial	sale
Ashlind Properties	Cohen	Global Tissue Group	Cohen	Exit 66 in Yaphank	—	270,000 s/f (total) 180,000 s/f	commercial	sale
Ashlind Properties	Cohen	CMB Wireless	Cohen	116 Wilbur Pl., Bohemia	—	90,000 s/f	office/commercial	sale
Zere Real Estate	Zere and Bilsky & Fiorini of Aireco	Beatty Harvey & Associates LLP	—	3235 Wireless Blvd., Hauppauge	—	4,048 s/f	commercial	lease
Coldwell Banker Commercial NRT	Gladstone	Zachary's	—	264 Main St., Huntington Village	\$705,000	2 stories	retail/commercial	sale
T. Weiss Realty Corp.	Craig Weiss	Accretive Solutions	Burton of Mohr Partners	105 Maxess Rd., Melville	—	8,900 s/f	office/commercial	lease
Coldwell Banker Commercial NRT	Diamond	350 Great Neck Partners	Up & Up Realty	Great Neck Rd., Great Neck	\$1.34 million	3,240 s/f	retail	sale
Massey Knakal Realty Services	Palmese	A Brooklyn investor	Massey Knakal Realty Services	8612 3rd Ave., Brooklyn	\$3.245 million (total) \$1.275 million	3,700 s/f	commercial	sale
Massey Knakal Realty Services	Krivit of Massey Knakal & Maroni of Heights Berkeley Realty	A Manhattan user	Massey Knakal Realty Services	590 Sterling Pl., Brooklyn	\$1,095 million	3-family	residential	sale
Massey Knakal Realty Services	Lively with Kean & Freundlich	—	—	218 Richardson St., Brooklyn	\$875,000	2,500 s/f	commercial	sale
JancoCo	—	216 Watermark Holdings, LLC	—	216 East 45th St., Manhattan	\$60 million	171,500 s/f	office/retail	sale
—	O'Brien of M.C. O'Brien	Verizon New York, Inc.	O'Brien of M.C. O'Brien	383 Jericho Tpke., Floral Park Center	—	16,000 s/f	commercial	lease
S L Green Realty Corporation	Swiger in-house	Chicago Title Insurance Company	Hoban of Orion Realty Gr. and Fabrini of Cushman & Wakefield	711 Third Ave.	—	20,035 s/f	commercial	lease



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Island Associates	Nicholson	CPS Consultants	Nicholson	490 Wheeler Rd., Hauppauge	—	1,500 s/f	office	lease
Colonial Manor Condominiums of LaGrange	Salomone of Prudential Seris	Tim & Maureen Foley	Finnerman of Cipco Realtors with The Commercial Group	Creek Rd., Poughkeepsie	\$10.2 million	116 units	residential	sale
Innovative Realty Services, Inc.	Cipolla	Kay Jewelers	—	Niagara Falls	1,535 s/f	13,707 s/f (total) 1,535 s/f	retail	lease
Innovative Realty Services, Inc.	Cipolla	Famous Footwear	—	Pyramic Mall, Ithaca	—	5,572 s/f	retail	lease
Innovative Realty Services, Inc.	Cipolla	Famous Footwear	—	Country Squire Plaza, Cicero	—	6,600 s/f	retail	lease
W & M Properties	Newman and Zaccagnino	Eckert Seamans, Cherin & Mellott, LLC	Eckert Seamans, Cherin & Mellott, LLC	Ten Bank St., White Plains	—	5,223 s/f	commercial	lease
Premier Storage Solutions of Mount Vernon	Cokin	United Stor-All Centers	Lembeck	320 Washington St., Mount Vernon	\$4.2 million	84,000 s/f 13,000 s/f (parking lot)	commercial	sale
Schenectady County	Savage	Fortitech	Savage	County Airport, Schenectady	\$1.05 million	40,000 s/f 20 acres	land	sale
Massey Knakal Realty Services	Barrett	1031 Exchange investor	Massey Knakal Realty Services	212-218 East Hartsdale Ave., Hartsdale	\$7.75 million	20,645 (total)	retail/ office	sale
Massey Knakal Realty Services	Barrett		Massey Knakal Realty Services	181-205 East Hartsdale Ave.,			retail/office	sale
Carrow Real Estate	Lynch, Carrow & Rosenblatt	NYS Office of Medicaid Inspector General	Lynch, Carrow & Rosenblatt	800 North Pearl St., Menands	—	110,135 s/f (total) 90,615 s/f	commercial	lease
One Commercial Plaza, LLC	Rosenblatt	NYS Department of Insurance	Rosenblatt	99 Washington Ave., Albany	—	6,986 s/f	commercial	lease
99 Washington LLC and One Commercial Plaza	Rosenblatt	Delanry Corporate Services, Inc.	Rosenblatt	99 Washington Ave., Albany	—	2,018 s/f	commercial	lease
Columbia Grille Associates, LLC	Schulz & Rosenblatt of Carrow	Chas H. Sells, Inc.	Schulz & Rosenblatt	Columbia Circle, Albany	—	8,500 s/f	commercial	lease
99 Washington LLC & One Commercial Plaza, LLC	Rosenblatt	1212 Ave. M Realty Corp./ All-State	Rosenblatt	99 Washington Ave., Albany	—	454 s/f	commercial	lease
Renaissance Corp.	—	The Albany College of Pharmacy	—	New Scotland Ave., Albany	\$3 million	10,000 s/f	commercial	sale
LBCMT LLC	Colucci of Pyramid	Southard LTD	—	6131 Thompson Rd., Syracuse	—	106,000 s/f (total) 60,000 s/f	commercial	lease
LBCMT LLC	Cotter of Pyramid	Upstate Niagara Cooperative	Cotter of Pyramid	6131 Thompson Rd., Syracuse	—	12,000 s/f	commercial	lease
LBCMT LLC	Sposato of Pyramid	Onondaga County	Sposato of Pyramid	6131 Thompson Rd., Syracuse	—	7,000 s/f	commercial	lease
LBCMT LLC	Sposato of Pyramid	Syracuse Dinette Center	Dougherty of JF Real Estate	6131 Thompson Rd., Syracuse	—	12,000 s/f	commercial	lease
LBCMT LLC	—	Beowulf Natural Feeds	—	6131 Thompson Rd.,	—	10,000 s/f	commercial	lease
—	Pyramid Brokerage Company	3 P D	Anninos of CB Richard Ellis/Syracuse	5823 Widewaters Pwy., Syracuse	—	50,928 s/f (total) 23,257 s/f	office/ commercial	lease
Har-Rob Fire Apparatus	Feinberg of CB Richard Ellis/Syracuse	Salt City Enterprises	Montreal & Flatt	519 Liberty St., Syracuse	\$350,000	12,000 s/f	commercial/ office	sale
Finn of CB Richard Ellis/Syracuse	—	Transitional Living Services (TLS)	—	1010 James St., Syracuse	—	8,682 s/f	office	lease
Finn of CB Richard Ellis/Syracuse	—	Gilbane Building Company	Anninos	22 Warren St., Syracuse	—	6,817 s/f	commercial	lease
Finn of CB Richard Ellis/Syracuse	Funiciello of JF Real Estate	Maxim Healthcare Services	Anninos & Gramet of CB Richard Ellis/Syracuse	224 Harrison St., Syracuse	—	4,130 s/f	office	lease
Finn of CB Richard Ellis/Syracuse	—	Allstate Insurance Company	Anninos & Reynolds of CB Richard Ellis/Chicago	1035 7th North St., Liverpool	—	2,306 s/f	office	lease
Finn of CB Richard Ellis/Syracuse	—	Dr. Carl Azzoto	—	7903 Brewerton Rd., Syracuse	—	2,136 s/f	commercial	lease



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Finn of CB Richard Ellis/Syracuse	—	Dr. Carl Azzoto	—	7903 Brewerton Rd., Syracuse	—	2,136 s/f	commercial	lease
Finn of CB Richard Ellis/Syracuse	—	Horizon Solutions	Larry Van Der Bogart	6320 Fly Rd., East Syracuse	—	750 s/f	office	lease
J F Real Estate Inc.	—	Medical Management Resources, Inc.	Sangster of JF Real Estate, Inc.	5000 Brittonfield Pwy., Syracuse	—	22,050 s/f (total) 3,650 s/f	commercial	lease
Carey & Daley Physical Therapy PC	Policastro & McDermott of JF Real Estate	Roofing Trade Services, Inc.	Policastro & McDermott of JF Real Estate	8392 Oswego Rd., Liverpool	—	1,100 s/f	commercial	lease
JF Real Estate, Inc.	—	Sammy Malone's Pub	—	Baldwinsville, Syracuse	—	1,500 s/f	commercial	lease
—	Seider & Fetzer of Pyramid Brokerage Company	HDL	Seider & Fetzer of Pyramid Brokerage Company	9032 Erie Rd. & 9050 Erie Rd., Angola	—	3.4 acres	commercial	sale