



monthly sales and lease report

As Reported In The New York Real Estate Journal

Month of JUNE, 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
—	Garvin of Massey Knakal Realty Services	—	Massey Knakal and Franklin of Brown Harris Stevens	1049 Lexington Ave., Manhattan	\$17.211 million (total) \$5.35m	3,485 s/f	retail/residential	sale
—	Meyrick Ferguson of Massey Knakal Realty Services	—	Massey Knakal Realty Services	312 West 88th St., Manhattan	\$4.3 million	6,090 s/f	residential	sale
—	Lively of Massey Knakal Realty Services	—	—	88-96 Withers St., Brooklyn	\$4.25 million	10,500 s/f	residential	sale
—	Lala & Nelson of Massey Knakal	—	—	133 Hillside Place, Eastchester	\$2.5 million	14,220 s/f	commercial	sale
—	Falco of Massey Knakal Realty Services	A Queens developer	—	57-29 58th St., Queens	\$811,000	7,500 s/f	commercial	sale
1400 Broadway, a WM Properties building	Newmark	Excelled Leather/Reilly Olmes	—	1400 Broadway	—	15,000 s/f	commercial	lease
—	Kaplan of Hidrock Realty	K & I International	—	53 West 36th St.	—	2,900 s/f (total) 1,100 s/f	commercial	lease
—	Kaplan of Hidrock Realty	Safety & Quality Plus	—	53 West 36th St.	—	1,100 s/f	commercial	lease
—	Kaplan of Hidrock Realty	Beltran Accounting Services	—	53 West 36th St.	—	700 s/f	commercial	lease
TIAA CREF	Pulice of JRT Realty Group, Inc.	Tricadia Holdings, L.P.	—	780 Third Ave., Manhattan	—	15,325 s/f	commercial	lease
Edward Minskoff Equities & Vornado Realty Trust	Sussman of Edward Minskoff Properties	Mediaedge	Tosko & Tiche of CB Richard Ellis	825 7th Ave.	—	30,715 s/f 129,620 (extension)	office	lease
W & H Properties	Zeller & Fabian of Cushman & Wakefield	Mandarin Oriental Management	—	250 West 57th St.	—	8,000 s/f	commercial	lease
GHP & Benerofe Properties	GHP Office Realty	Fordham University	Ocko of Harrington, Ocko & Monk LLP	400 Westchester Ave., West Harrison	—	62,500 s/f	commercial	lease
K & L Gates	Mambrino of Studley	Savills Granite LLC	Falk of Newmark Knight Frank	599 Lexington Ave., Manhattan	—	17,627 s/f	office	lease
L & L Holdings	Berkey of L & L Holdings	Sumisho Computer Systems, USA	Holzman of The Staubach Company	600 Third Ave.	—	6,665 s/f	commercial	lease
ENE Group	Levy of Adams & Company	The Fashion Accessories Center	Levy of Adams & Company	10 West 33rd St.	—	5,791 s/f	commercial	lease
—	Korren of Swig Equities	Hudson Institute, Inc.	Mongeluzo & Zemachson of Newmark Knight Frank	90 Broad St., Manhattan	—	2,531 s/f	office	lease
JAL Colin Properties & Deal Colin Props.	Lassoff & Prisco of GVA Williams	Inwood House	Lassoff & Prisco of GVA Williams	114 West 26th St.	—	9,200 s/f	commercial	lease
Hewitt of Cheshire Group	Zborovsky of Mark Zborovsky & Co.	—	Zborovsky of Mark Zborovsky & Co.	Kew Village Estates in Kew Garden Hills, Queens	\$6 million	43 units	residential	sale
—	Mizrahi of Marcus Millichap	—	Mizrahi of Marcus Millichap	1239 Morris Ave., Bronx	\$1 million	12 units	residential	sale
—	Consolo & Aquino of Prudential Douglas Elliman	Roundabout	Consolo & Aquino of Prudential Douglas Elliman	897 Madison Ave., Manhattan	—	800 s/f	retail	lease
The Moinian Group	Konsker, Astrachan, Arkin & Nahmias of Cushman & Wakefield	GT 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	Studio Ray	—	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
—	Zach of Itzhaki Properties	New Destiny Housing	Zach of Itzhaki Properties	1070 Anderson Ave., Bronx	\$1.65 million	41,000 s/f (land)	commercial	sale
Haliva of Itzhaki Properties	—	Haliva of Itzhaki Properties	—	612 West 138th St.	\$750,000	4 stories	vacant building	sale
—	Solarz, Anton & Schechtman of Eastern Consolidated	Noyack Medical Partners, LLC	Solarz, Anton & Schechtman of Eastern Consolidated	One Hanson Pl., Brooklyn	\$13 million	31,856 s/f	commercial	sale
Houlihan-Parnes	—	Local grocers in Manhattan	—	2262 Jerome Ave., Bronx	—	8,300 s/f	retail	sale



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Houlihan-Parnes	—	A Brooklyn-based investor	—	4770 White Plains Rd., Bronx	—	70,000 s/f	office.	sale
Water & Pearl Land LLC/Water & Pearl Partners, LLC	Hauspurg, Miller, Troy, Rogovin & Johnson of Eastern Consolidated	McSam Hotel Group, LLC	Chang	6 Water St., Manhattan	\$56 million	8,300 s/f	commercial	sale
—	Majerovsky of Citywide Properties, Inc.	The National Yiddish Theatre-Folksbiene	Majerovsky of Citywide Properties, Inc.	135 West 29th St., Manhattan	—	84,000 s/f	commercial	lease
iVillage Inc.	Rosenbloom of Cushman & Wakefield, Inc.	Flack & Kurtz	Ryan of Jones Lang LaSalle (New York office)	500-512 Seventh Ave., Manhattan	—	50,000 s/f	commercial	lease
Cohen Brothers	Cohen Brothers	Jupitermedia Corp.	McArthur of CresaPartners	475 Park Ave., Manhattan	—	18,750 s/f	commercial	lease
—	Brady & Dean of Jack Resnick & Sons	Cabraser Heimann & Bernstein LLP	Brady & Dean of Jack Resnick & Sons	250 Hudson St., Manhattan	—	27,000 s/f	office	lease
—	Olsen of Massey Knakal Realty Services and Mizrahi Domain Properties	A local investor	—	318 East 62nd St., Manhattan	\$12.68 million (total) \$3.9 million	6,160 s/f	commercial	sale
—	Hillman of Massey Knakal Realty Services	A developer	Massey Knakal Realty Services	31-25/26 Thomson Ave., Queens	\$2 million	4,000 s/f	retail	sale
—	Palmese of Massey Knakal Realty Services	A local investor	Massey Knakal Realty Services	8325 5th Ave., Brookline	\$2 million	7,194 s/f	retail/office/ commercial	sale
—	Greenfield of Massey Knakal Realty Services and Mizrahi of Century 21 Mizrahi Realty	A local investor	Massey Knakal Realty Services	1183-1189 Flatbush Ave., Brooklyn	\$2.15 million	6,355 s/f	retail	sale
—	Lala of Massey Knakal Realty Services	A Bronx investor	Massey Knakal Realty Services	2871 Grand Concourse, Bronx	\$2.15 million	20,250 s/f	residential	sale
Hoffman & Sons	Unger & Klein	Heat Makes Sense, Inc.	Unger & Klein	300 Meserole St., Brooklyn	—	20,000 s/f (total) 10,000 s/f	commercial	lease
Hoffman & Sons	Wadler, Unger & Klein	FJ International, Ltd.	Wadler, Unger & Klein	300 Meserole St., Brooklyn	—	10,000 s/f	commercial	lease
Sholom & Zuckerbrot Realty	Roseman & Meyerson	The Fortune Society	Schofel, Silver & Brown of Newmark Knight Frank	29-76 Northern Blvd., Long Island City	—	65,000 s/f	commercial	lease
Bell Tower Commons, L.P.	Fletoner of Sperry Van Ness/Commercial Realty	KQ Bell Towers of Erie	Fletoner of Sperry Van Ness/Commercial Realty	55 Haley Ln., Cheektowaga	—	192 rental units	residential	sale
—	Bent of Charter Real Estate	Northtowne Manor Apartments (sold to Frontier Communities)	—	Latta Rd. and Dewey Ave., Greece	\$1.6 million	35,000 s/f	residential	sale
Alfred Dunhill	CB Richard Ellis	LCOR	Kurland of CB Richard Ellis	545 Madison Ave., Manhattan	—	7,000 s/f	retail/ residential	lease
Adams & Co. Real Estate	Levy of Adams & Co.	Planet Motherhood, Inc.	Levy of Adams & Co.	463 Seventh Ave., Manhattan	—	22,163 s/f (total) 3,546 s/f	commercial	lease
Adams & Co. Real Estate	Levy of Adams & Co.	M. Fine Inc.	Levy of Adams & Co.	10 West 33rd St., Manhattan	—	3,185 s/f	commercial	lease
Adams & Co. Real Estate	Levy of Adams & Co.	Tres Joli Accessories, Ltd.	Levy of Adams & Co.	10 West 33rd St., Manhattan	—	2,635 s/f	commercial	lease
Adams & Co. Real Estate	Greenberg of Adams & Co.	L P Studio Inc.	Greenberg of Adams & Co.	16 West 36th St., Manhattan	—	2,312 s/f	commercial	lease
Adams & Co. Real Estate	Levy of Adams & Co.	Straw Studios, LLC	Levy of Adams & Co.	10 West 33rd St., Manhattan	—	1,112 s/f	commercial	lease
Adams & Co. Real Estate	Greenberg of Adams & Co.	Red Hot Footwear Corp.	Greenberg of Adams & Co.	16 West 36th St., Manhattan	—	422 s/f	commercial	lease
Adams & Co. Real Estate	Levy of Adams & Co.	Scope Imports, Ltd.	Levy of Adams & Co.	463 Seventh Ave., Manhattan	—	291 s/f	commercial	lease
Adams & Co. Real Estate	Levy of Adams & Co.	The ENE Group, LLC	Levy of Adams & Co.	10 West 33rd St., Manhattan	—	5,791 s/f	commercial	lease
Adams & Co. Real Estate	Levy & Schwartz of Adams & Co.	Bluefly Inc.	Grufferman of Grubb & Ellis	42 West 39th St., Manhattan	—	9,585 s/f	commercial	lease



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Adams & Co. Real Estate	Buslik of Adams & Co.	Z. Cavaricci Inc.	Buslik of Adams & Co.	231 West 39th St., Manhattan	—	4,264 s/f	commercial	lease
Friedland Realty	Stassa	The Furniture Zone	Stassa	794-796 Broadway	—	3,400 s/f	retail	lease
Consolo & Aquino of Prudential Douglas Elliman	—	Retail space	Consolo & Aquino of Prudential Douglas Elliman	820 Madison Ave., Brooklyn	—	1,000 s/f	retail	lease
Massey Knakal Realty Services	Holloman of Massey Knakal	—	Massey Knakal and Taranto of Sotheby's International Realty	221 41st Ave., Queens	\$13.442 million (total) \$7.725 million	8,664 s/f	office	sale
Massey Knakal Realty Services	Olsen of Massey Knakal	—	Massey Knakal	232 East 50th St., Manhattan	\$2.7 million	4,666 s/f	commercial/residential	sale
Massey Knakal Realty Services	Freeman of Massey Knakal	A Manhattan developer	Massey Knakal & Bueckeri-Betteil of Prudential Douglas Elliman	219 St. John's Place, Brooklyn	\$1.85 million	4,544 s/f	residential	sale
Massey Knakal Realty Services	Simone & Canning of Massey Knakal	A Queens developer	Massey Knakal	980 East 174th St., Bronx	\$1.167 million	25,800 s/f	residential (buildable prop.)	sale
Vornado Realty Trust	In-house by Weiss & Costanzo	Cushman & Wakefield	Speyer and Fox of Cushman & Wakefield	1290 Ave. of the Americas	—	156,282 s/f	office	lease
—	Zach & Efrati of Itzhaki	—	Zach pf Efrati of Itzhaki	509 Chauncey St., Brooklyn	\$495,000	5,460 s/f	residential	sale
B.H.T. Corp.	B.H.T. Corp.	Zipcar, Inc.	Smith & Crooks of CresaPartners	1265 Broadway, Manhattan	—	7,500 s/f	commercial	lease
902 Broadway Associates	Mesmer & Meyer of GVA Williams	HealthSTAR Public Relations	Miovski of CB Richard Ellis	902 Broadway, Manhattan	—	16,500 s/f	commercial	lease
—	Danick & Moskowitz of Winoker Realty Co.	Kidney & Urology Foundation	Danick & Moskowitz of Winoker Realty Co.	152 Madison Ave., Manhattan	—	5,080 s/f	commercial	lease
—	Delisle & Nicholson of Island Associates	Commerce Bank	Delisle & Nicholson of Island Associates	474 Portion Rd., Ronkonkoma	\$2.35 million	1.5 acres	commercial	sale
Printing Associates	NAI Long Island	110 Windsor, LLC	Inserra & Simone of NAI Long Island	110 Windsor Pl., Islip	—	41,000 s/f	commercial	sale
Cousins Paint Ball	Attivissimo	NTAC (National Tournament Athletic Center)	Smith of Remax	114 Parkway Dr., Hauppauge	\$5 million	—	commercial	sale
—	Rahbari of Coldwell Banker Commercial NRT	Amin Brothers	Rahbari of Coldwell Banker Commercial NRT	North Babylon	\$760,000	2,200 s/f	commercial	sale
—	Davis & Maisch of Daniel Gale Commercial	La Fuerza Unida, Inc. of Glen Cove, N.Y.	Davis & Maisch of Daniel Gale Commercial	One School St., Glen Cove	\$750,000	3,000 s/f	office	sale
Pyramid Brokerage Company	Carmen Davoli of Pyramid	Warner's Road Development LLC	Carmen Davoli of Pyramid	3717 Brewerton Rd., No. Syracuse	\$857,000 (total) \$437,000	8,796 s/f	commercial	sale
CHH of New York	Kalet of Pyramid	A local construction company	Kalet of Pyramid	6424 East Taft Rd., Cicero	\$420,000	22,688 s/f	commercial	sale
HUB Trust Properties	Clark & Balasit of Pyramid	3 PD Incorporated	Annios of CB Richard Ellis	5823 Widewaters Pwy., Dewitt	—	23,257 s/f	office	lease
Tremont Advisors	GVA Williams of Connecticut	CapRock Capital	Carney	555 Theodore Friend Ave., Rye	—	11,500 s/f	office	lease
Erich & Patricia Nordheim Jr.	Will of Hemisphere Holdings Corporation	Berkley Properties, LLC	Will of Hemisphere Holdings Corporation	Aaron Manor Apartments, Camillus	\$2.05 million	52 units	residential	sale
Edgray USA	Abry in-house	—	Edgray USA	399 Executive Blvd., Elmsford	—	139,036 s/f (total) 81,686 s/f	commercial	lease
Gandol Realty Corp.	Martin Brothers	—	Carmel Edgray	Putnam Plaza, Carmel	—	24,075 s/f	commercial	lease
Gandol Realty Corp.	Shapiro of Rosman Center, LLC	—	Edgray USA	Rosman Center, Garnerville	—	26,000 s/f	commercial	lease
Gandol Realty Corp.	Carmel Edgray USA	Dress Barn	Welco Realty	Putnam Plaza Carmel	—	7,275 s/f	retail	lease
—	Calamar	Seton Imaging	Calamar	3799 Commerce Court, Wheatfield	—	1,940 s/f	commercial	lease
—	CB Richard Ellis/Buffalo	Bederal Bankruptcy Court	CB Richard Ellis/Buffalo	300 Pearl St., Buffalo	—	23,500 s/f	commercial	lease



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McCarthy Associates	—	Nexant, Inc. Westchester One	Frisoli of Cushman & Wakefield	44 South Broadway, White Plains	—	36,659 s/f (total) 15,500 s/f	commercial.	lease
Silverman Realty	Silverman of Silverman Realty Group, Inc.	Velocity Sports	McCarthy Associates with CB Richard Ellis	White Plains	—	18,789 s/f	commercial	lease
—	Ruggieri of Cushman & Wakefield of Conn.	Brian Foley & Company	Michael McCarthy of McCarthy Associates	White Plains Plaza, White Plains	—	1,120 s/f	commercial	lease
Phillip Ruth	Phillip Rith	Logantex Acquisition	McCarthy of McCarthy Associates	Mamaroneck	—	1,250 s/f	commercial	lease
Empire State Development Corp.	Harris of Binswanger	Syracuse Resorts, LLC	—	Syracuse	\$2.222 million	48 acres	land	sale
—	Conley Associates	Empire State College	Conley Associates	One Telergy Pwy., East Syracuse	—	21,000 s/f	commercial	lease
JF Real Estate	Rogers & Funicello of JF Real Estate	Fastenal	—	1401 Erie Blvd., East Syracuse	—	35,196 s/f (total) 7,000 s/f	commercial	lease
JF Real Estate	Rogers & Funicello of JF Real Estate	Carrier	—	1401 Erie Blvd., East Syracuse	—	10,400 s/f	commercial	lease
JF Real Estate	Brown	RBC Capital Markets Corp. and HUB Properties Trust	—	5790 Widewaters Pwy., Dewitt	—	12,096 s/f	commercial	lease
JF Real Estate	Hummel & Funicello of JF Real Estate	USA Black Belt Karate and Empire Management Group, LLC	—	Town Square Shopping Ctr. 60 Smokey Hollow Rd., Baldwinsville	—	3,000 s/f	commercial	lease
JF Real Estate	McDermott	Integrated Facility Services	—	6780 Northern Blvd., East Syracuse	—	2,700 s/f	commercial	lease
—	Serko, Zeller & Malawer of Cushman & Wakefield	Newsweek	Bazar & Kuriloff of Cushman & Wakefield	395 Hudson Square	—	163,000 s/f	commercial	lease
Massey Knakal Realty Services	Nelson of Massey Knakal Realty Services	A local investor	Massey Knakal Realty Services	5 King St., Manhattan	\$6.792 million (total) \$729.41	8,500 s/f	residential/ retail	sale
Massey Knakal Realty Services	DeCheser	Massey Knakal Realty Services	Massey Knakal and Juviler of Tungsten Properties	154 Stanton St., Manhattan	\$3.28 million	3,100 s/f	retail/ commercial	sale
CB Richard Ellis	Conen of Tishman Speyer Properties	Victoria's Secret	Deutsch, Meyerson, Pollen & Tighe	666 Fifth Ave.	—	55,755 s/f	office	lease
Newmark Night Frank	Waterman	Actimize	Waterman	1359 Broadway	—	23,600 s/f	commercial	lease