



monthly sales and lease report

As Reported In The New York Real Estate Journal

Month of SEPTEMBER, 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
PADAM, LLC	Segal of Newmark Knight Frank	DNT Enterprises	Dayan & Ben-Dayan of Winoker Realty	134 West 29th St., Manhattan	\$2.9 million	5,000 s/f	office/commercial	sale
303-305 Building, LLC	Fu of Eastern Consolidated	Edro Realty	Fu of Eastern Consolidated	303-305 East 53rd St.	\$8 million	33,440 s/f	commercial/residential	sale
Massey Knakal Realty Services	Leary of Massey Knakal	A Manhattan investor	Massey Knakal Realty Services	343 Warren St., Brooklyn	\$8.25 million (total) \$4.2 million	22,500 s/f	office	sale
Massey Knakal Realty Services	Lively of Massey Knakal	A Kentucky user	Massey Knakal & Raymond Dy Realty	701-763 Humboldt St., Brooklyn	\$2.3 million	7,984 s/f	commercial	sale
Massey Knakal Realty Services	Lively of Massey Knakal	A Pennsylvania user	Massey Knakal	145 North 7th St., Brooklyn	\$1.75 million	6,500 s/f (10 units)	residential	sale
Adams & Co.	Kim of Royal Realty	One on One Productions	Friedman of Adams & Co.	34 West 27th St.	—	6,000 s/f	commercial	lease
Broad Financial Center, LLC	Cope of CB Richard Ellis with Goldman	Russo, Keane & Toner, a private law firm	Cahaly & Suozzi of The Staubach Company	33 Whitehall St., Manhattan	—	31,125 s/f (total)	commercial	lease
Stellar Management	Ornstein & Robinson of Robinson Ornstein Real Estate Advisors	P/S/L Group America LTD	Amrich of CB Richard Ellis with Hayden & Urrutia	1140 Ave. of the Americas	—	15,122 s/f	commercial	lease
S L Green Realty Corporation	Swiger (in-house)	Tudor Investment	Ruderman of Studley	461 Fifth Ave., (14th Fl.)	—	13,847 s/f (total) 7,134 s/f	commercial	lease
S L Green Realty Corporation	Swiger (in-house)	DellaCamera	Petrillo of CB Richard Ellis	461 Fifth Ave., (10th Fl.)	—	6,713 s/f	commercial	lease
Warren of The Kaufman Organization	—	Blue Room	Warren of The Kaufman Organization	7 West 18th St.	—	4,700 s/f	office	lease
The Sapir Organization	Fiddle & Mangiacotti of CB Richard Ellis	UBE America	Kono of Cushman & Wakefield	261 Madison Ave.	—	5,648 s/f	commercial	lease
Brause Realty	Zimmerman of Newmark Knight Frank	Collective Media LLC	Smith & Petrie of CresaPartners	254 West 31st St.	—	5,250 s/f	commercial	lease
—	Blanco & Israni of Broad St. Development	Hugh Wood Inc.	Frederick & Michaels of Colliers ABR	One Exchange Plaza (55 Broadway)	—	10,790 s/f	commercial	lease
—	Jungreis of Rosewood Realty Group	—	Jungreis of Rosewood Realty Group	715 St. Marks Ave., Brooklyn	\$35.3 million	324 units (total)	residential/commercial	sale
—	Jungreis of Rosewood Realty Group	—	Jungreis of Rosewood Realty Group	114 Albemarle Rd., Brooklyn	—	—	—	—
—	Jungreis of Rosewood Realty Group	—	Jungreis of Rosewood Realty Group	621 Lefferts Ave., 649 Empire Blvd., 698 10th Ave., Manhattan	—	—	—	—
Extreme Realty LLC	Guarino	—	Vigliotti of Extreme Realty	698 10th Ave., Manhattan	\$7.25 million	—	residential/retail	sale
Extreme Realty LLC	Italia	—	Guarino	424 East 10th St., Manhattan	\$3.55 million	12,750 s/f	commercial	sale
P & H Associates	Jones Lang LaSalle's Vaghefi, Morris, Rockett, & Beneville	J P Morgan Investment Management	Jones Lang LaSalle's Vaghefi, Morris, Rockett & Beneville	200 East St.	\$150.35 million	230 units	residential	sale
Marcus & Millichap	Fotis & Amigon	—	Marcus & Millichap	199 Bay 17th St., Brooklyn	\$4.39 million (total) \$2.77 million	26 units	residential	sale
Marcus & Millichap	Fotis & Rosenzweig	JD Parker	Fotis & O'Brien	71 Atlantic Ave., Brooklyn	\$1.62 million	4,750 s/f	commercial/residential	sale
Bitty Bridge	Haliva	Eden Developments Inc.	Yefet	3 Quincy St., Brooklyn	\$805,000	9,368 s/f	residential	sale
The Gershnov Family	The Rowen Group of GFI Realty	Kurland of Titan Capital	The Rowen Group of GFI Realty	1667 & 1690 Clay Ave., Bronx	\$3.8 million	43 apartments	residential/retail	sale
The Costarelli Family	Gourianov of Kalmon Dolgin	My Ridgewood Realty, LLC	Gourianov of Kalmon Dolgin	953 Cypress Ave., Queens	\$1.85 million	14,000 s/f	retail/office	sale
Massey Knakal Realty Services	DeCheser	Chang	Massey Knakal Realty Services	154 Delancey St., Manhattan	\$28.15 million (total) \$15.97 million	47,706 s/f	development site	sale
Massey Knakal Realty Services	Knakal	Long Island Parking Company	Massey Knakal Realty Services	212 East 37th St., 211 East 46th St., Manhattan	\$11.5 million	24,500 s/f	commercial	sale



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Massey Knakal Realty Services	Palmese	—	Massey Knakal Realty Services	846 Bay Ridge Ave., Brooklyn	\$900,000	4,800 s/f	residential	sale
—	Levy of Adams & Company Real Estate	Columbia Omni Corp	Levy of Adams & Company Real Estate	10 West 33rd St., Manhattan	—	23,650 s/f (total) 13,698 s/f	commercial	lease
—	Levy of Adams & Company Real Estate	New York University Hospital Center	Levy of Adams & Company Real Estate	317 East 34th St., Manhattan	—	9,952 s/f	commercial	lease
Forest City Ratnor Companies	Turchin, Haskell, Tighe & Fiddle of CB Richard Ellis	First Solar from Vortex	Marek & Moriarty	620 Eighth Ave.	—	24,400 s/f	commercial	lease
J.F. Real Estate Inc.	McDermott of J.F. Real Estate	Fitness 121	CB Richard Ellis	240 East Seneca St., Manlius	—	1,500 s/f	retail	lease
S L Green Realty Corporation	Gulden (in-house)	US Bank National Association	Barcant of Cushman & Wakefield	461 Fifth Ave., Manhattan	—	11,231 s/f	commercial	lease
L & L Holding Co.	Berkey (in-house)	3B Capital Management	Seiler & Li of CB Richard Ellis	600 Third Ave.	—	12,979 s/f	office	lease
The Harch Group	Falk of Newmark Knight Frank	SY Partners	Siegel of Grubb & Ellis	218 West 18th St., Manhattan	—	13,500 s/f	commercial	lease
Pyramid Brokerage Company	Judelson of Pyramid	A N.Y. City investor (bought South Ogden Plaza)	Judelson of Pyramid	I-90/I-190 of NYS Thruway, Buffalo	\$3.3 million	111,000 s/f	retail	sale
Pyramid Brokerage Company	Seider and Fetzer of Pyramid Brokerage	HDL Property Group	Seider and Fetzer of Pyramid Brokerage	9032 and 9050 Erie Rd., Angola	over \$1 million	3.45 acres	land	sale
Pyramid Brokerage Company	Snow & Conley of Pyramid	Story Purchased by Kay St. Car Wash	Broomfield	Rte. 12 in Barneveld	\$312,500	3,500 s/f	commercial	sale
CBRE's Capital Markets Team/Charter Realty & Development	Moylan, Angelone and Dunne of CBRE	Wasserman Real Estate Capital, LLC	Moylan, Angelone and Dunne of CBRE	32 South Middletown Rd., Manuet	—	59,032 s/f	retail	sale
Muss Development	Nero of CB Richard Ellis, Inc.	City Sports	Nero of CB Richard Ellis, Inc.	64 West 48th St., Manhattan	—	15,612 s/f	retail	lease
Adams & Co. Real Estate	Friedman & Levy	Beeposh, LLC	Managed & Senior of Adams & Company	48 West 37th St., Manhattan	—	6,229 s/f	commercial/ office	lease
Adams & Co. Real Estate	Moussaieff of Yoral, LLC	TWNZ	Maslin of Adams & Co.	226 West 37th St., Manhattan	—	6,000 s/f	commercial	lease
NAI Friedman Realty	Stassa & Simon	Cost to Coast Industries, LLC/AT&T	Endelson of Aries, Deitch & Endelson	134 East Main St., Mount Kisco	—	3,700 s/f	commercial	lease
NAI Friedman Realty	Stassa & Simon	Just Dogs Gourmet	Stassa & Simon	134 East Main St., Mount Kisco	—	—	commercial	lease
Broad Street Development	Latham, Caplan, Cohen, Baxter, Wiedenmann & Hwang of C.&W.	Sherwood Equities & J.P. Morgan Chase	Katz of Sherwood Equities	370 Lexington Ave., Manhattan	\$155 million	305,000 s/f	office	sale
S L Green Realty Group	Glickman, Stacom, Liebersohn, Chudnoff, Biasotti, Tootell	BDO Seidman	Ecker of Howard Ecker Co.	100 Park Ave., Manhattan	—	126,441 s/f	commercial	lease
Massey Knakal Realty Services	Maier of Massey Knakal Realty Services	Brooklyn Pinnacle Realty Group, LLC	Gottfried of Blue Sky Realty	1207 49th St., Brooklyn	\$6.25 million (total)	30,000 s/f 36 units	residential/ commercial	sale
Massey Knakal Realty Services	Gallagher	Massey Knakal Realty Services	Gallagher	1340 60th St., Brooklyn	\$1.275 million	5,880 s/f	commercial/ residential	sale
—	Brady & Dean of Jack Resnick & Sons	SCOR U.S. Corporation	Roth of Newmark Knight Frank	One Seaport Pl., Manhattan	—	70,000 s/f	office	lease
The Lee Family of California	Padua of Itzhaki Properties	M57LLC	Padua of Izhaki Properties	424 West 57th St.	\$5.415 million	20 apartment units	residential	sale
Safra National Bank of New York	Gross of Williamson Picket, Gross, Inc.	Belluck & Fox	CB Richard Ellis	546 Fifth Ave.	—	53,151 s/f (total) 11,717 s/f	commercial	lease
Vanick Properties, Inc.	Ades, Bergey & Feil	Spin Magazine	Amarante of Cushman & Wakefield	408 Broadway, Manhattan	—	14,300 s/f	commercial	lease
Joss Realty Partners	Bernstein & Danick of Winoker Realty Co.	ADT Security Services	Hrobsky/CB Richard Ellis	229 West 28th St.	—	14,000 s/f	commercial	lease
Tameres Realty	Cohen of Cushman & Wakefield	Hewitt Associates LLC	Rapp & Weber of CB Richard Ellis	1500 Broadway	—	12,851 s/f	commercial	lease



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Adams & Company Real Estate	Buslik	A British clothing company – Hudson Clothing LLC	Buslik of Adams & Company	231 West 39th St.	—	4,277 s/f	office/commercial	lease
Heritage Capital	Kolodkin & Arrapoito of Grubb & Ellis	United States Corrugated	DePalma & Kossar of Jones Lang LaSalle	550 Broad St., Newark, N.J.	—	30,000 s/f (total) 91,161 s/f	commercial	lease
ING Clarion Partners, LLC	—	The Mattone Group & Gartenstein Partners/ Roosevelt Raceway Ctr.	Whitmore & Delisky of Holliday Fenoglio Fowler	Roosevelt Raceway Ctr., Corporate Dr., Westbury	\$103 million	427,000 s/f	retail	sale
—	Ghazarian & Douek	Hart St. Medical Center	Ghazarian & Douek	New Britain, Conn.	\$9 million	53,000 s/f	commercial	sale
Premier Storage Solutions	Cokin of NAI Friedland Inc.	United Stor-All Centers	Lembeck of NAI Friedland Inc.	320 Washington St., Mount Vernon	\$4.2 million	84,000 s/f	commercial	sale
Knopf Equities	Wachtler of Knopf Equities	Kingsway	Rosenbluth of Real Estate Strategies, LTD.	999 Stewart Ave., Bethpage	—	50,000 s/f	office	lease
Trinity Holdings	Trinity Holdings	Gaz Realty	CB Richard Ellis	55 Maple Ave., Rockville Center	\$6.85 million	37,000 s/f	office	sale
Pliskin Realty & Development	Cantor	A private investor	Aries, Deitch & Endelson	887 Yonkers Ave., Yonkers	\$2.05 million	6,500 s/f	retail	sale
A limited liability corporation	Maffettone with Prudential CRES	A private investor	Maffettone with Prudential CRES	1680 New York Ave., Huntington	\$1.27 million	—	commercial	sale
T Weiss Realty Corporation	Weiss	Integrated Medical Professionals	Weiss	532 Broadhollow Rd., Melville	—	12,250 s/f	office	lease
Vanguard-Fine, LLC	Feinman & Brownell	Planet Fitness Henrietta, LLC	Heeps of Vanguard-Fine	South Town Plaza, Henrietta	—	28,000 s/f	commercial	lease
Vanguard-Fine, LLC	Feinman & Brownell	Windsor Development Group, Inc. & Huntington Learning Ctrs.	Kutikov of Vanguard	Shops at Village Plaza, Clifton Park	—	2,198 s/f	commercial	lease
Vanguard-Fine, LLC	Feinman & Brownell	Princess Nails — and Harry Soffer	Kutikov of Vanguard	Wynantskill Square, Wynantskill	—	2,121 s/f	retail	lease
Vanguard-Fine, LLC	Feinman & Brownell	Buffalo Wagon. Pan Asian & Wolf Rd. Park II	Lerner of Vanguard	Wolf Rd. Shoppers Park, Henrietta	—	4,636 s/f	retail	lease
Vanguard-Fine, LLC	Feinman & Brownell	Meineke Muffler with Evan Feinman	—	1021 Central Ave., Albany	—	—	commercial	lease
Vanguard-Fine, LLC	Feinman & Brownell	McDonald's	Bulmer of Vanguard	241 Saratoga Rd., Glenville	—	—	commercial	lease
Vanguard-Fine, LLC	Feinman & Brownell	Nigro Companies and Easy Home & Century Mall II Assocs.	Vanguard	Hannaford Plaza, Henrietta	—	—	retail	lease
Vanguard-Fine, LLC	Feinman & Brownell	Fusco & Crownse	Vanguard	151 Cordell Rd., Colonie	—	4 acres	office/commercial	lease
Vanguard-Fine, LLC	Feinman & Brownell	Windsor Development & Five Guys Famous Burger	Vanguard	Southside Plaza, Clifton Park	—	2,500 s/f	commercial	lease
413 West Broadway	Gasthalter — Levy with Cornerstone Properties Group	Willwest Holdings, LLC	Gasthalter — Levy with Cornerstone Properties Group	413-15 West Broadway	\$28.5 million	6 stories	commercial/retail	sale
—	Hakimian & Haliva of IPRealty	Aroma Espresso Bar	Himelblau of IPRealty	145 Greene St., Manhattan	\$6.5 million	2,000 s/f	retail	sale
Metropolitan Realty Associates, LLC	Ruiz, Nelson, Dugan & Blaney of CB Richard Ellis	T-Mobile USA, Inc.	Ferraro of Johnson Controls Real Estate Group	3500 Sunrise Hwy., Great River	—	20,000 s/f	office/commercial	lease
Ricoh & IBM	—	InfoPrint Solutions Co.	Anninos & Finn of CBRE/ Syracuse and Eriksen of CBRE/Saddle Brooke, N.J.	33 Lewis Rd., Binghamton	—	52,000 s/f	office/commercial	lease
—	Newman & Zaccagnino of W&M Properties	C.H.O. Enterprises, Inc.	—	500 Mamaroneck Ave., Harrison	—	1,538 s/f	commercial	lease
NAI Friedland Realty	Oder of Friedland	Westrock Development	Oder of Friedland	Cortlandt Crossing, Cortlandt	—	36 acres 85,000 s/f retail 5,000 s/f comm'l.	retail/residential	sale
Mack-Cali	—	AFP Imaging Corporation	Luria of Austin Corporate Properties	250 Clearbrook Rd., Elmsford	—	48,000 s/f	commercial	lease
Goldschmidt & Associates	Goldschmidt	Wine Warehouse	Goldstein of Goldstein & Associates Realty, Inc.	Loehmann's Shopping Ctr., Rte. 119, White Plains	—	14,000 s/f (total) 6,000 s/f	commercial	lease



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Goldschmidt & Associates	Szabo of Goldschmidt & Associates	Carpet World	Szabo of Goldschmidt & Associates	Loehmann's Shopping Ctr., Rte. 119, White Plains	—	3,200 s/f	commercial	lease
Goldschmidt & Associates	Szabo of Goldschmidt & Associates	Bushido Karate	Szabo of Goldschmidt & Associates	Loehmann's Shopping Ctrs., Rte. 119, White Plains	—	2,000 s/f	commercial	lease
Goldschmidt & Associates	Szabo of Goldschmidt & Associates	Royal Beauty	Toscana of Anthony Realty	Loehmann's Shopping Ctrs., Rte. 119, White Plains	—	1,830 s/f	commercial	lease
Urstadt Biddle Properties, Inc.	Aries & Wirth of U.B.P.	The Board of Realtors	Aries & Wirth of U.B.P.	60 South Broadway, White Plains	—	16,000 s/f	office/ commercial	lease
R & B Properties of New York, LLC	Conley of Conley Associates	Empire Ambulance	Conley of Conley Associates	130 Remsen St., Cohoes	—	4,000 s/f	office/ commercial	lease
60 IP, LLC	—	STAG Capital Partners	—	60 Industrial Pwy., Cheektowaga	—	121,760 s/f	commercial	sale
Elman Buffalo Associates	CB Richard Ellis/Bufalo	Olympic Towers sold to JPMC 2005-CIBC12	CB Richard Ellis/Bufalo	Pearl St., Buffalo	\$8.46 million	150,000 s/f	commercial	sale
Pyramid Brokerage Co. - Rochester	—	Five Star Tool	Lichtenberger of The Pyramid Company	125 Elmgrove Rd., Gates	\$1.06 million (total) \$635,000	13,074 s/f	commercial	sale
Pyramid Brokerage Co. - Rochester	Lichtenberger & Manilla of The Pyramid Rochester	Global Precision	—	135 Dodge St., Rochester	\$425,000	21,140 s/f	commercial	sale
Pyramid Brokerage Co. - Rochester	O'Neill of The Pyramid Rochester	—	—	3750 Monroe Ave., Pittsford	—	50,500 s/f	office	lease
Pyramid Brokerage Co. - Rochester	O'Neill of The Pyramid Rochester	Weldrite Closures, Inc.	Farrington & Kaman of The Pyramid Rochester	2292 Innovative Way, Gates	—	49,158 s/f	commercial	lease
Blackacre Capital Partners out of NYC	Manilla & Kaman	ESL Federal Credit	Manilla	2292 Innovative Way, Gates	—	—	land	sale
Blackacre Capial Partners out of NYC	Manilla & Kaman	The Midtown Plaza Complex (sold to the city)	Manilla	2292 Innovative Way, Gates	—	1.2 million s/f	office/ retail	sale
T.F. Real Estate, Inc.	McDermott	—	—	4119 West Genesee St., Camillus	—	2,800 s/f (total) 1,400 s/f	retail	lease
T.F. Real Estate, Inc.	McDermott	—	—	4121 West Genesee St., Camillus	—	1,400 s/f	retail	lease
T.F. Real Estate, Inc.	McDermott & Bruns	Tim Hortons	Tim Hortons	7031 Manlius Ctr. Rd., Camillus	—	—	land (out parcel)	lease
Conifer Bridgeport Associates, LP	Will of Hemisphere Holdings	Nationwide Affordable Housing, LLC	Will of Hemisphere Holdings	7851 Rte. 298, Bridgeport	\$2.1 million	70 units	residential	sale
City Prime Realty	Eli & Daniel Yaghoubi	A Long Island investor	Yaghoubi	31-33 Oliver St.	\$6.7 million	25 apartments 3 stores	residential/ retail	sale
CB Richard Ellis/ Buffalo	Blake & Mychaskiw	Braha Associates of New Jersey	Blake & Mychaskiw of CB Richard Ellis	14770 East Ave., Albion	\$3.22m	81,840 s/f	commercial	sale
Alabama Realty Partners, LLC	Levy & Lebwohl of Greiner-Maltz	Shindler Fish Company	O'Brien III of M.C. O'Brien Inc.	808 Alabama Ave., Brooklyn	—	23,700 s/f	commercial	lease
Massey Knakal Realty Services	Cope of Massey Knakal	—	Massey Knakal Realty Services	1570 Prospect Pl., Brooklyn	\$750,000	3,717 s/f	residential	sale
Adams & Company Real Estate	Levy & Friedman of Adams & Company	Adams & Company Real Estate	Managed & Senior of Adams & Company	48 West 37th St., Manhattan	—	6,229 s/f	commercial	lease
Helmsley-Spear	Smith & Clifford of JRT/ Cushman & Wakefield	Garrigues	Conway of Helmsley-Spear	780 Third Ave., Manhattan	—	9,500 s/f	commercial	lease