



# monthly sales and lease report

## As Reported In The New York Real Estate Journal

Month of OCTOBER, 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
Besen & Associates	Ross	Capri Whitestone Hotel	Ross	555 Hutchinson River Pky., Bronx	\$11,675 million	33,000 s/f 95 units	residential/ commercial	sale
Greiner-Maltz	Belyi	Zaks	Belyi	23-23 Borden Ave., Queens	\$5.3 million	50,000 s/f	residential	sale
Massey Knakal Realty Services	—	Massy Knakal Retail Services	Burton	180-182 Bowery, Manhattan	\$11.775 million	10,750 s/f	commercial	sale
Hidrock Realty	—	Hidrock JV and Meritage Properties	Nathan	240 West 35th St., Manhattan	—	162,000 s/f	office	sale
Adams & Company Real Estate	O'Toole of Tarter Stats Realty	Namu Design	Friedman of Adams & Co.	247 West 35th St., Manhattan	—	6,000 s/f (total) 4,000 s/f	commercial	lease
—	Buslik & Schwartz of Adams & Company	E & E Company,	Buslik & Schwartz of Adams & Company	11 East 26th St., Manhattan	—	2,069 s/f	commercial	lease
Atlantic Development Group	Weinblatt	Duane Reade	Weinblatt	385 Third Ave., Manhattan	—	3,106 s/f	residential	lease
—	Von Der Ahe and Koicm of Marcus & Millichap	A local property owner	Von Der Ahe and Koicm of Marcus & Millichap	650 9th Ave., Manhattan	\$8.2 million	13,000 s/f	residential/ commercial	sale
—	Gluck of Extreme Realty	—	Inglese of Extreme Realty	834 & 835 155th St., Manhattan	\$900,000	4 stories	residential	sale
Kalmon Dolgin Affiliates	Grant Dolgin	MarieBelle of New York	Isobe of Jonathan Barry Associates	33 Nassau Ave., Brooklyn	—	17,700 s/f (total) 10,000 s/f	commercial	lease
Kalmon Dolgin Affiliates	Grant Dolgin	BlenderBox	Grant Dolgin	33 Nassau Ave., Brooklyn	—	7,700 s/f	commercial	lease
—	Rowen of The Rowen Group (at GFI Realty Services)	A local investor	Kerwin of GFI Realty Services	1151 & 1155 East 165th St., Bronx	\$2.48 million	2 five-story buildings	residential	sale
—	Roseman of Sholom & Zuckerbrot Realty	HeartShare Human Services	Rosner of Newmark Knight Frank	159-05 Union Tpke., Queens	—	15,800 s/f	commercial	lease
Massey Knakal Realty Services	Nelson of Massey Knakal	An area investor	Rosenthal of Massey Knakal	11 East 88th St., Manhattan	\$19 million	27,464 s/f	residential	sale
Eastern Consolidated	Ezratty with Ellard	Central Parking Systems	Ezratty with Ellard	115 East 87th St. Manhattan	—	172 units, 38 stories (total)	commercial	lease
Eastern Consolidated	Ezratty with Ellard	Robert F. Kennedy School	Ezratt with Ellard	115 East 87th St., Manhattan	—	140,000 s/f	commercial	lease
—	Abrams of Premier Properties	A New York investor bought Rite Aid	Kleinberg & Staudigel of Tri-State Properties	In Huntington Village, Long Island	\$8 million	15,900 s/f	retail	sale
Glenwood Management	Kevelson of Manhattes Group	Mount Sinai Hospital	Kevelson of Manhattes Group	345 East 102nd St.	—	10,992 s/f	commercial	lease
—	Seider & Getzer of Pyramid Brokerage Co.	Property Group bought Walgreen's Pharmacy	Seider & Getzer of Pyramid Brokerage Co.	9032 & 9050 Erie Rd., Angola	\$1 million	3.45 acres	retail	sale
Adams & Company	Moussaieff of Yoral, LLC	TWNZ	Maslin of Adams & Company	226 West 37th St.	—	6,000 s/f	commercial	lease
—	Stewart of David Cronheim Mortgage Corp.	Wal-Mart	Poly-Jaz Realty	Route 110 (south of Republic Airport), Farmingdale	\$42.857 million (for shop. ctr)	216,519 s/f	retail	sale
—	—	Crown Acquisitions	Chera of Crown Acquisitions	1553 Westchester Ave., Bronx	\$6 million	10,000 s/f (total) 2,500 s/f	retail	sale
—	—	Duane Reade & Dunkin' Donuts	Chera of Crown Acquisitions	1593 Westchester Ave.,	—	7,500 s/f	retail	sale
—	Waterman & Frantz of Newmark Knight Frank	Freeze	Kritzer of Millennium Realty	1400 Broadway, Manhattan	—	17,000 s/f	retail/ commercial	lease
—	Szabo of Goldschmidt & Associates	Carpet World	Szabo of Goldschmidt & Associates	Loehmann's Shopping Center on Rte. 119, White Plains	—	13,030 s/f (total) 3,200 s/f	retail	lease
—	Szabo of Goldschmidt & Associates	Bushido Karate	Szabo of Goldschmidt & Associates	Loehmann's Shopping Center on Rte. 119, White Plains	—	2,000 s/f	commercial	lease
—	Szabo of Goldschmidt & Associates	Royal Beauty	Szabo of Goldschmidt & Associates	Loehmann's Shopping Center on Rte. 119, White Plains	—	1,830 s/f	retail	lease



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Adams & Co. Real Estate	Buslik of Adams & Co.	Jones Apparel Group, Inc.	Buslik of Adams & Co.	148 West 37th St., Manhattan	—	9,474 s/f (total). 7,200 s/f	retail	lease
Adams & Co. Real Estate	Buslik of Adams & Co.	Hudson Clothing	Buslik of Adams & Co.	231 West 39th St., Manhattan	—	2,274 s/f	retail	lease
The Rebak Family	Rosales & Ancona of Lee Odell Real Estate	2148 Broadway Holding LLC	Rosales & Ancona with Cushman & Wakefield	2148 Broadway	\$111.25 million (total)	300,000 s/f (total)	residential/ commercial 2 garages	sale
The Rebak Family	Rosales & Ancona of Lee Odell Real Estate	210 West 76th Continental LLC	Koff of Downtown Associates	208-210 West 76th St.	—	—	residential/ commercial	sale
Adams & Co. Real Estate	Levy of Adams & Co.	ASI System Integration, Inc.	Levy of Adams & Co.	48 West 37th St.	—	23,050 s/f	commercial	lease
IJD Realty	Jungreis of Rosewood Realty	Herald Realty, LLC	Jungreis of Rosewood Realty	2026 Ocean Ave., Brooklyn	\$11.25 million	58 units, 61,000 s/f	commercial	sale
Pyramid Brokerage Company	—	RBC Dain Rauscher	Van Der Bogart of CB Richard Ellis/Syracuse	8508 Seneca Tpke., New Hartford	—	2,850 s/f	office	lease
1095 Ave. of the Americas, LLC	Sachs & Livitsky of Cushman & Wakefield	New hodge fund Dabroes Management	Freeman, Alexander, & Stillman	1095 Ave. of the Americas, Manhattan	—	12,202 s/f	commercial	lease
Nevada Tower Associates	Schuster, Alani & Gelber	Capezio	Sanet & Torres of Sienna Realty	201 Amsterdam Ave., Manhattan	—	2,345 s/f	retail	lease
345 7th Ave.	Liptrot of Bernstein Real Estate	Moskowitz & Book	Regal of ABS Partners Real Estate	345 7th Ave.	—	6,500 s/f	commercial	lease
Newmark Knight Frank	Waterman, Fanuzzi, Frey & Ozarowski	Daroth Capital, LLC	Hartman & LaCoursiere of Cushman & Wakefield	130 East 59th St.	—	3,025 s/f	office	lease
358 Grove, LLC	O'Brien of M.C. O'Brien	The Puerto Rican Family Institute, Inc.	O'Brien of M.C. O'Brien	358 Grove St., Brooklyn	—	3,800 s/	office	lease
HRPT Trust Properties	Clark & Balash of Pyramid Co./Syracuse	Columbian Mutual Life	Clark & Balash of Pyramid Co./Syracuse	5788 Widewaters Pwy., DeWitt	—	26,700 s/f (total) 14,700 s/f	commercial	lease
HRPT Trust Properties	Clark & Balash of Pyramid Co./Syracuse	RBC Dain Raucher	Clark & Balash of Pyramid Co./Syracuse	5790 Widewaters Pwy., DeWitt	—	12,000 s/f	commercial	lease
462 Seventh Ave.	Liss of CB Richard Ellis	Snap-On-Smile	Horowitz of Kaufman	462 Seventh Ave., Manhattan	—	8,200 s/f	office	lease
Fallon of O'Connor Capital	Eastdil Secured	Manhattan House (sold to Madison Capital)	Lenz of Prudential Douglas Elliman	Upper East Side at Manhattan House	\$86 million	102,842 s/f	retail/ office	sale
Mark Zborovsky & Company	Zborovsky	Greystone Condominium	—	127 West 82nd St., Manhattan	\$6 million	10 stories, 16 units	retail	sale
Massey Knakal Realty Services	Robert Knakal	—	Massey Knakal Realty Services	301 East 69th St., Manhattan	35.4 million	parking garage	commercial	sale
Princeton Int'l. Properties Corporation	CBRE/s Tomasulo, Hoffman and Mirin, Pogosyan & Santiago of Stamford Private Client Group	GlobeOp Financial Services, S.A.	—	1565 Front St., Yorktown Heights	\$5.5 million	80,900 s/f	commercial	sale
A Chinese developer	Lee of Eastern Consolidated	A local real estate investor	Schechtman, Anton & Solarz of Eastern Consolidated	221-225 Centre St., (161 Grand St.)	\$4.5 million	3,851 s/f	retail	sale
The Moinian Group	Konsker, Astrachan, Arkin & Nahmias of Cushman & Wakefield	Omnicom	Feld of Feld Real Estate	295 Madison Ave. (30th & 32nd floors)	—	30,000 s/f (total) 7,600 s/f	office/ commercial	lease
The Moinian Group	Konsker, Astrachan, Arkin & Nahmias of Cushman & Wakefield	Young Samuel Chambers, Ltd.	Cushman & Wakefield leasing team	295 Madison Ave. (19th floor)	—	6,500 s/f	commercial	lease
The Moinian Group	Konsker, Astrachan, Arkin & Nahmias of Cushman & Wakefield	Credit Renaissance Partners	Gottlieb of Hunter Realty Group	295 Madison Ave. (21st floor)	—	6,000 s/f	commercial	lease
The Moinian Group	Konsker, Astrachan, Arkin & Nahmias of Cushman & Wakefield	Brant Park Market Group	Horowitz of Cushman & Wakefield	295 Madison Ave., (36th floor)	—	3,800 s/f	commercial	lease
The Moinian Group	Konsker, Astrachan, Arkin & Nahmias of Cushman & Wakefield	JT Partners	Derrick Ades of CB Richard Ellis	295 Madison Ave., (22nd floor)	—	3,800 s/f	commercial	lease
The Moinian Group	Konsker, Astrachan, Arkin & Nahmias of Cushman & Wakefield	Moklam Enterprises	Baraf of Cushman & Wakefield	295 Madison Ave. (18th floor)	—	2,000 s/f	commercial	lease
Metropolitan Realty Associates LLC	Kleinberg of Tri-State Properties	Stuart Finz	Selinger	410 East Jericho Tpke., Mineola	\$1.41 million	6,810 s/f	office	sale



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Castrovinci, P.C.	Maynard of Zere Real Estate Services	Hanley CPA	Maynard of Zere Real Estate Services	12 Bank Ave., Smithtown	—	1,700 s/f	office/commercial	sale
—	CB Richard Ellis/Long Island	The Spector Group	Heilpern, Karson & Lomazow	220 Crossways Park West, Woodbury	—	10,000 s/f	commercial	lease
—	Craigwell of Pliskin Realty	A W Mobile	Craigwell of Pliskin Realty	1578 Hempstead Tpke., Elmont	—	2,300 s/f	retail	lease
Onyx Equities	Keefe of HK Group	Caesar Figoni (Capital Management)	Urdang	1311 Mamaroneck Ave. White Plains	\$82.25 million	335,000 s/f	office	sale
Danaher (founder)	USA Commercial Division	Grandma's Pie Shop	Fagan	1273 Central Ave., Albany	\$1.6 million	160 seats	commercial	sale
The Kislak Company, Inc.	Bortz of Kislak	Tower Management	Bortz of Kislak	3 Provost Dr., New Windsor	\$1.95 million	28 units	residential	sale
Summit/Greenfield	Frisoli & Fagan of Cushman & Wakefield of Conn.	Fiber Media	Novoa of Murray Hill Properties	Chappaqua Crossing, New Castle	—	35,000 s/f	commercial	lease
City Connections Realty, Inc.	Schlamm	Amalgamated Life Insurance Company	Walsh	333 Westchester Ave., White Plains	—	132,000 s/f	office	lease
—	Zaccagnino & Newman of W&M Properties	Freshford Capital Management, LLC	Kauffman & Lisk of Cushman & Wakefield	Ten Bank St., White Plains	—	3,380 s/f	office	lease
Riverhill Garden Apartments	Finn of CBRE/Syracuse and Simpson of CBRE/Albany	A New York-based investment fund	Finn of CBRE/Syracuse and Simpson of CBRE/Albany	185 Van Rensselaer Blvd., Colonie	\$6.5 million	117,000 s/f	residential	sale
O'Callaghan's Restaurant	Castillo & Curley of Coldwell Banker Comm'l. Prime Properties	(from Ireland)	Goldstein of Columbia Realty	14 Phila St., Saratoga Springs	\$1.32 million	6,400 s/f	commercial	sale
—	Thomas of CB Richard Ellis	Syracuse Teacher's Association	The Sutton Companies	731 James St., Syracuse	—	9,505 s/f	commercial	lease
—	Thomas of CB Richard Ellis	Father's Heart Mistries	The Sutton Companies	909 Butternut St., Syracuse	\$375,000	8,400 s/f	office	sale
—	Pyramid Brokerage Co./Syracuse	Name Brand Deals	Socia & Propper of Pyramid	2100 West Genesee St., Syracuse	—	38,700 s/f (total) 18,700 s/f	retail	lease
ZG Realty	Davoli of Pyramid	Integrated Marketing Service	Wilson of the Bell Group	4682 Crossroads Park Dr., Syracuse	—	20,000 s/f	commercial	lease
Haun Properties	Cottet	Parish Maintenance Supply	Gossen	114 Palmett Ave., Syracuse	\$603,250	14,000 s/f	commercial	sale
North Plaza Associates,	Hummel of JF Real Estate	Industrial Medical Associates, PC	Hummel of JF Real Estate	3600 Brewerton Rd., No. Syracuse	—	1,100 s/f	commercial	lease
A broker in Arizona	—	Tracter Supply Store	Pietrafesa of FS Miller & Investment Real Estate	Route 31, Baldwinsville	\$3.402 million	24,727 s/f	retail	sale
Professors Capital, LLC	Schiller of Pyramid Brokerage	Redline Recovery	Stegner of CBRE/Buffalo and Pancioli of CBRE/Houston	95 John Muir Dr., Buffalo	—	27,000 s/f	commercial	lease
IJD Realty	Jungreis of Rosewood Realty	Herald Realty	Jungreis of Rosewood Realty	2026 Ocean Ave., Brooklyn	\$11.25 million	61,000 s/f	residential	sale
IPR (Itzhaki Properties)	Zach & Zozhinoff	—	—	102-01 39th Ave., Queens	\$1.125 million	9,100 s/f	residential	sale
Boston Properties New York Region	Levin of Boston Properties	Macquarie Group	Kuriloff & Tanzmann of Cushman & Wakefield	125 West 55th St.,	—	260,000 s/f	commercial	lease
Irynak LLC	Pollard	Kim's Video & Music	Rappaport	124 First Ave.	—	1,750 s/f	commercial	lease