



# monthly sales and lease report

## As Reported In The New York Real Estate Journal

Month of NOVEMBER, 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
201 East 70th Tenant's Corp.	Picasso of Gerard J. Picasso, Inc.	A group of retail investors (Venture Stationers)	Gary and Rick Dana & Lederman of Dana Commercial Group	1390 Third Ave., Manhattan	\$20 million	7,300 s/f (total)	retail	sale
—	Kerwinof GFI Realty Services	A local investor	Kerwinof GFI Realty Services	700 Ocean Ave., Brooklyn	\$16 million (total) \$7.5 million	6 stories (66 units)	residential	sale
—	Katz of GFI Realty Services	A Queens investor	Katz of GFI Realty Services	42-43 Ithaca iSt., Queens	\$8.5 million	6 stories (67 units)	residential	sale
Two Trees Management	Caroline Pardo	Mammoth Advertising, LLC	Mammoth Advertising, LLC	45 Main St., Brooklyn	—	24,000 s/f (total) 4,616 s/f	commercial	lease
Two Trees Management	Caroline Pardo	FSL Media, Inc.	FSL Media, Inc.	45 Main St., Brooklyn	—	—	commercial	lease
Two Trees Management	Caroline Pardo	Ologie LLC	Ologie LLC	45 Main St., Brooklyn	—	—	commercial	lease
Two Trees Management	Caroline Pardo	Calliope.com LLC	Igrutinovic of City Connections Realty Inc.	45 Main St., Brooklyn	—	—	—	lease
Two Trees Management	Caroline Pardo	Riss Design LLC	Ingrutinovic of City Connections Realty Inc.	45 Main St., Brooklyn	—	—	—	lease
Two Trees Management	Caroline Pardo	StrutNYC, Ltd.	—	45 Main St., Brooklyn	—	—	—	lease
Two Trees Management	Caroline Pardo	Freshthrills, LLC	—	45 Main St., Brooklyn	—	—	—	lease
Two Trees Management	Caroline Pardo	Smoke Createive, LLC	—	45 Main St., Brooklyn	—	—	—	lease
Two Trees Management	Caroline Pardo	Ingredient, Inc.	—	55 Washington St., Brooklyn	—	853 s/f	office	lease
Two Trees Management	Caroline Pardo	D L. Ryan Companies	—	55 Washington St., Brooklyn	—	—	commercial	lease
Two Trees Management	Caroline Pardo	Web Liquid US, LLC	—	35 Washington St., Brooklyn	—	—	commercial	lease
Two Trees Management	Caroline Pardo	Brooklyn Digital Foundry	—	20 Jay St., Brooklyn	—	2,382 s/f	commercial	lease
Rosewood Realty Group	Jungreis	—	Rosewood Realty Group	748 St. Marks Ave., Brooklyn	\$3 million	36 apartments	residential	sale
Konsker, Astrachan, Arkin & Nahmias of Cushman & Wakefield	—	Omnicom	The Moinian Group	295 Madison Ave., Manhattan (30th & 32nd floors)	—	330,000 s/f (total) 7,600 s/f	office/ commercial	lease
Kinsker, Astrachan, Arkin & Nahmias of Cushman & Wakefield	Cushman & Wakefield leasing team	Young Samuel Chambers, Ltd.	Cushman & Wakefield leasing team	295 Madison Ave., Manhattan (19th floor)	—	6,500 s/f	commercial	lease
Kinsker, Astrachan, Arkin & Nahmias of Cushman & Wakefield	Cushman & Wakefield leasing team	Credit Renaissance Partners	Gottlieb of Hunter Realty Group	295 Madison Ave., Manhattan (32st floor)	—	6,000 s/f	commercial	lease
Kinsker, Astrachan, Arkin & Nahmias of Cushman & Wakefield	Cushman & Wakefield leasing team	Bryant Park Market Events	Horowitz of Cushman & Wakefield	295 Madison Ave., Manhattan (36th floor)	—	3,800 s/f	commercial	lease
Kinsker, Astrachan, Arkin & Nahmias of Cushman & Wakefield	Cushman & Wakefield leasing team	J T Partners	Ades of CB Richard Ellis	295 Madison Ave., Manhattan (22nd floor)	—	3,800 s/f	commercial	lease
Kinsker, Astrachan, Arkin & Nahmias of Cushman & Wakefield	Cushman & Wakefield leasing team	Baraf of Cushman & Wakefield	—	295 Madison Ave., Manhattan (18th floor)	—	2,000 s/f	commercial	lease
Adams & Company Real Estate	Levy	Taylor & Ives	Mongeluzo of Newmark Knight Frank	48 West 37th St., Manhattan	—	35,744 s/f (total) 8,901 s/f	commercial	lease
Adams & Company Real Estate	Levy & Schwartz of Adams & Company	Rue 21	Gurevitch of Newmark Knight Frank	1071 Ave. of the Americas, Manhattan	—	3,793 s/f	—	lease
Adams & Company Real Estate	Levy	ASI System Integration Inc.	Levy	48 West 37th St., Manhattan	—	7,400 s/f	commercial	lease
Forest City Ratner	CB Richard Ellis	Government of Flanders	Simon & Kluge of NAI's New York City office	620 Eighth Ave., Manhattan	—	7,400 s/f	commercial	lease



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—	Fields of City Connections	LA Unica.com Inc. Electronics Sales & Services	—	2853 Third Ave., Bronx	—	34,000 s/f (total) 1,700 s/f	commercial	lease
—	Fields of City Connections	Envy Beauty & Nails	Fields of City Connections	2853 Third Ave.,	—	1,700 s/f	commercial	lease
Kirn & Frank McGuire	Maltzman of Leslie J. Garfield & Company	A Manhattan developer	Leseser of Leslie J. Garfield & Company	155 Lexington Ave.,	\$3.575 million	4,050 s/f	commercial/ residential	sale
—	Belyi of Greiner-Maltz	Roman Zaks Jewelry Tool Manufacturing Co.	—	38-40 11th St., L.I. City, Queens	\$500,000	10,000 s/f	(M1-3 zoned land)	sale
—	Belyi of Greiner-Maltz	—	—	28-23 Borden Ave., L.I. City, Queens	\$5.3 million	20,000 s/f	(loft space)	lease
Astellas Pharma Manufacturing Inc.	Blake & Mychskiw of CB Richard Ellis/Buffalo	APP Pharmaceuticals Inc.	Blake & Mychskiw of CB Richard Ellis/Buffalo with Brandwein & Sullivan of CBRE Life Sciences Gr.	Grand Island	—	150,000 s/f	commercial	sale
Massey Knakal Realty Services	—	A Queens developer	Massey Knakal Realty Services	32-47 Queens Blvd., L.I. City, Queens	\$4.9 million (total) \$3.8 million	14,375 s/f	office/ commercial	sale
Massey Knakal Realty Services	—	—	Massey Knakal Realty Services	366 Myrtle Ave., Brooklyn	\$1.1 million	3,400 s/f	commercial/ residential	sale
—	Adams & Company Real Estate	Jones Apparel Group (with Rachel Roy)	Adams & Company Real Estate	148 West 37th St.	—	7,200 s/f	commercial	lease
Tishman Speyer	In-house	Kingdom of the Netherlands	CB Richard Ellis	One Rockefeller Plaza, Manhattan	—	17,156 s/f	commercial	lease
—	Andrew & Laura Greenspan of GHP Office Realty	Steiner Sports Marketing Inc.	Feld Real Estate & Seligman of Davis & Gilbert, LLP	145 Huguenot St., New Rochelle	—	40,000 s/f	commercial	lease
Capstone Equities & The Carlyle Group	Ghadamian	White Mountains Reinsurance Group	Foster of CB Richard Ellis	14 Wall St., Manhattan	—	26,000 s/f (total) 13,100 s/f	commercial	lease
Capstone Equities & The Carlyle Group	Ghadamian	MCIC Vermont, Inc.	Sloves & Briody of CB Richard Ellis	14 Wall St., Manhattan	—	13,000 s/f	commercial	lease
Resnick & Sons	Brady & Forero	Bevmass Office Centers	—	880 Third Ave., Manhattan	—	18,000 s/f	office	lease
Forest City Ratnor Companies	Tighe, Fiddle, Turchin and Dempsey, Pollen & Haskel	Government of Flanders	Simon at NAI Global New York City	620 Eighth Ave., Manhattan	—	5,375 s/f	commercial	lease
Forest City Ratnor Companies	Tiche, Fiddle, Turchin and Dempsey, Pollen & Haskel	Autonomy, Inc.	Zimbalist of CB Richard Ellis	620 Eighth Ave., Manhattan	—	7,400 s/f	commercial	lease
—	—	B & B Investment Group	Bracha & Binstock	Trump Tower, 725 Fifth Ave., Manhattan	—	6,000 s/f	office	lease
—	Craigwell of Pliskin Realty	A W Mobile	Craigwell of Pliskin Realty	1578 Hempstead Tpke., Elmont	—	2,300 s/f	retail	lease
Castrovinci, P.C.	Maynard of Zere Real Estate	Hanley, CPA	Maynard of Zere Real Estate	12 Bank Ave., Smithtown	—	1,700 s/f	office/ commercial	sale
201 East 79th Tenant's Corp.	Picaso of Gerard J. Picaso, Inc.	A group of retail investors	Elliman, Dana & Lederman	1390 Third Ave., Manhattan	\$20 million	7,300 s/f	retail	sale
—	Koenigsberg of American Investment Properties	A local investor	Koenigsberg of American Investment Properties	2275-2287 Bellmore Ave.	\$1.416 million	5,212 s/f	retail	sale
A private real estate investment firm in New York City	French & Dalzell of Sperry Van Ness	Valu Home Center	Nuchereno of Arista Real Estate	1118 Groton Ave., Cortlandville	\$1.925 million	50,450 s/f	retail	sale
Centro Properties	McKnight with Struzzi & O'Rourke of Pyramid Albany Office	Saratoga Retail Partners, LLC	McKnight with Struzzi & O'Rourke of Pyramid Albany Office	79-95 Weibel Ave., Saratoga Springs	\$23 million	179,909 s/f	retail	sale
Hesse of Aries, Deitch & Endelson	Kerner & Lagowitz from Metro Commercial	Nanuet Store HomeGoods (American Continental Properties)	—	Rockland Center, Shopping Center, Rte. 119, White Plains	—	25,000 s/f	retail	lease
Hesse of Aries, Deitch & Endelson	Mirandi for RD Management	Harriman Home Goods	—	Harriman Commons., Rtes. 6 & 17 in Orange County	—	25,000 s/f	retail	lease
Hesse of Aries, Deitch & Endelson	—	Heyman Properties & Acadia Realty Trust	Hesse of Aries Deitch & Endelson	Crossroads Shopping Center, Rte. 119, White Plains	—	25,000 s/f	retail	lease
Westbrook Partners	Amrich & Hayden at CB Richard Ellis	Burberry (A British fashion house)	Goldstein, Horowitz & Peck of Studley	444 Madison Ave., Manhattan	—	68,347 s/f (42 stories)	commercial	—



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Latinka Igrutinovic of City Connections Realty	—	Madeline Patisserie	Tri Star Equities	132 West 23rd St., Manhattan	—	—	commercial	lease
Latinka Igrutinovic of City Connections Realty	—	Platinum Hair Salon	Tri Star Equities	134 West 23rd St., Manhattan	—	1,800 s/f	commercial	lease
Developers Diversified Realty	French & Dalzell of Sperry Van Ness	A private investor of Parkland, Fla.	French & Dalzell of Sperry Van Ness	440 Commons, Jersey City, N.J.	\$24.6 million	162,533 s/f	retail	sale
Adams & Company Real Estate	Levy of Adams & Company Real Estate	Timi & Leslie	City Sites Commercial Group	10 West 33rd St.	—	3,078 s/f	commercial	lease
—	Levy of Adams & Company Real Estate	United Footwear Group, Inc.	Levy of Adams & Company Real Estate	10 West 33rd St.	—	2,017 s/f	commercial	lease
—	Levy & Michael Greenberg of Adams & Co. Real Estate	Bharat Magdalia	Levy & Michael Greenberg of Adams & Co. Real Estate	110 West 40th St.	—	1,630 s/f	commercial	lease
—	Levy & Greenberg	Media Space Inc.	Levy & Greenberg	110 West 40th St.	—	1,132 s/f	commercial	lease
—	Levy & Greenberg	Milton's of New York	Levy & Greenberg	110 West 40th St.	—	1,058 s/f	commercial	lease
—	Levy & Greenberg	Books Crossing Borders, Inc.	Levy & Greenberg	110 West 40th St.	—	426 s/f	commercial	lease
—	Levy of Schwartz of Adams & Company	Rajco International, Inc.	Managed & Senior of Adams & Company	42 West 39th St.	—	5,000 s/f	office	lease
—	Levy & Schwartz	Rue 21	Gurevitch of Newmark Knight Frank	1071 Ave. of the Americas	—	3,793 s/f	office	lease
New Carteret Associates, LLC	Putterman & Company (sells Plaza 12)	A New York City investor	Putterman & Company	Plaza 12, Shopping Center, Carteret, N.J.	\$9.2 million	—	retail	sale
Winick Realty Group (Redsky Capital)	Rock of The Carlton Group and Rosenberg of Robert K. Futterman & Assocs.	Ricky's	Stupak of Winick Realty	191-193 Bedford Ave., Brooklyn	—	6,415 s/f (total) 2,000 s/f	retail	lease
Winick Realty Group	Shabtai, Winick & Kass of Winick Realty	American Apparel	Binns & Brod of PBS Realty Advisors	427 Broadway, Manhattan	—	4,415 s/f	retail	lease
IGPF Canterbury LLC	Rogovin & Ezratty of Eastern Consolidated	L.M. 204 W. 108 LLC	Kalish of Eastern Consolidated	204 West 108th St., Manhattan	\$16.75 million	42,186 s/f	residential	sale
S L Green	In-house by Kaufman, Doyle, Wassenberger, DiTolla & Kleiner of Jones Lang LaSalle	Work Environment, LLC	Rappaport of Cushman & Wakefield	1515 Broadway	—	171,131 s/f (total) 64,788 s/f	office	lease
S L Green	In-house by Tenenbaum & Rosen	News America Inc.	Levinson & Berkey of L & L Holding Company	1185 Ave. of the Americas	—	54,472 s/f	office	lease
S L Green	In-house by Turino	Eisner LLP	Krausman of Colliers ABR	750 Third Ave., Manhattan	—	33,981 s/f	office	lease
S L Green	In-house by Turino	Republic of Poland	Shakerdge of Republic Realty Services	750 Third Ave., Manhattan	—	17,890 s/f	office	lease
Adams & Co. Real Estate	Levy of Adams & Co. Real Estate	Taylor & Ives	Mongeluzo of Newmark Knight Frank	48 West 37th St.	—	8,901 s/f	commercial	lease
Pyramid Brokerage Company	Schiller	Prestige Delivery Systems	Schiller	25 Boxwood Ln.	—	32,362 s/f	commercial	lease
T Weiss Realty Corp.	Ted Weiss	Law Offices of Steven A. Kass P.C.	—	105 Maxess Rd., Melville	—	1,900 s/f	office/ commercial	lease
City Connections Realty, Inc.	Fields	La Unica.com, Inc.	Fields	2853 3rd Ave., Bronx	—	3,400 s/f (total) 1,700 s/f	retail	lease
City Connections Realty, Inc.	Fields	Electronics Sales & Services	Fields	2853 3rd Ave., Bronx	—	1,700 s/f	retail	lease
City Connections Realty, Inc.	Fields	Envy Beauty & Nails	Fields	2853 3rd Ave., Bronx	—	1,700 s/f	retail	lease
Prime Realty Props. & Management's Brenner (owner: CAF Realty Holdings)	The Parkway Plaza Office Building	A New York City-based private real estate company	Stein of SBS Associates	1400 Old Country Rd., Westbury	\$70.05 million	252,000 s/f	office	sale
Massey Knakal Realty Services	Chugh	—	Massey Knakal Realty Services	244-18 Jericho Tpke., Floral Park	\$650,000	3,300 s/f	retail/ residential	sale

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BREOF BNK 2 Atria LLC	Cushman & Wakefield	CAF Realty, Inc.	Heilpern, Karson, Lomazow & Leone of CB Richard Ellis	900 Stewart Ave., Garden City	\$38 million	235,000 s/f	office	sale
490 Wheeler Rd. Associates	Island Associates	—	Island Associates	490 Wheeler Rd., Hauppauge	\$9 million	52,000 s/f	office	sale
Stark of Prudential Douglas Elliman Real Estate	Levy of Coldwell Banker & Heraghty of Prudential Commercial Services	Mackoul of Mackoul Associates	Levy of Coldwell Banker & Heraghty of Prudential Commercial Services	25 Nassau Ln., Island Park	\$875,000	—	commercial	sale
Gruttemeyer of ReMax Signature Real Estate	—	Private investors, 298 L.Y. LLC	—	298 Leonard, Brooklyn	\$150,000	—	residential	sale
—	Himmelblau of Itzhaki Properties	—	Hakimian of Itzhaki Properties	442 Ave. of the Americas	\$4.575 million	3 stories	residential/ retail	sale
Mulberry Associates, LLC	Martin of Sinvin Realty	Bath Junkie	Buchbinder & Warren's Whitman & Abramson	227 Mulberry St., Manhattan	—	1,100 s/f	retail	lease
—	Gordon of Admiral Real Estate Services Corporation	Citibabes	Rosenberg of Robert K. Futterman & Associates	7 Popham Rd., Scarsdale	—	11,000 s/f	office/ retail	lease
—	Heine of Drucone Enterprises, LLC	Traver Place Apts - A Niagara Falls investor	—	55 South Main St., Perry	\$500,000	21 units	residential	sale
American Continental Properties	Lagowitz & Kerner of Metro Commercial	HomeGoods Nanuet (of TJX Companies)	Aries, Deitch & Endelson	Rockland Center Shopping Center, Rte. 59, Nanuet	—	75,479 s/f (total) 25,000 s/f	retail	lease
Aries, Deitch & Endelson	Mirandi of RD Management	HomeGoods Harriman (of TJX Companies)	Aries, Deitch & Endelson	Harriman Commons, Rtes. 6 & 17, Orange County, Harriman	—	25,000 s/f	retail	lease
Heyman Properties & Acadia Realty Trust	Aries, Deitch & Endelson	HomeGoods White Plains (of TJX Companies)	Aries, Deitch & Endelson	Crossroads Shopping Center, Rte. 119, Greenberg, White Plains	—	25,000 s/f	retail	lease
Hoffman of Glen Street Associates	—	Behan Communications	Conley Associates	86 Glen St., Glens Falls	—	6,557 s/f	commercial	lease
—	Judelsohn of Pyramid Brokerage Co. (C.&W.)	Everything For A Dollar Store (EFADS)	Judelsohn of Pyramid Brokerage Co. (C.&W.)	3701 McKinley Hwy., Hamburg	—	12,828 s/f (total) 5,546 s/f	retail	lease
—	Judelsohn of Pyramid Brokerage Co. (C.&W.)	Everything For A Dollar Store (EFADS)	Judelsohn of Pyramid Brokerage Co. (C.&W.)	2383 Maple Rd., Williamsville	—	7,282 s/f	retail	lease
COR Development	J.F. Real Estate, Inc.	Made in Japan Teriyaki Experience	Hummel of J.F. Real Estate, Inc.	The Tower Center, Watertown	—	1,800 s/f	commercial	lease
Heritage Management	Feinberg & Rupprecht	Packaging Corp. of America	Rupprecht of CB Richard Ellis/ Syracuse and Tropp of CB Richard Ellis/Chicago	4472 Steelway Blvd., Liverpool	—	107,136 s/f (total) 82,536 s/f	commercial	lease
Heritage Management	Rupprecht & Feinberg	3 P D	Gramet of CB Richard Ellis/ Syracuse	4472 Steelway Blvd., Liverpool	—	24,600 s/f	commercial	lease