



monthly sales and lease report

As Reported In The New York Real Estate Journal

Month of December, 2008

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SELLER/LESSOR	REP. OF SELLER	BUYER/LESSEE	REP. OF BUYER	ADDRESS	PRICE	SIZE	DESC.	S/L
S L Green Realty Corp. and SITQ	In house – Holliday, Durels Kessner & Crocco	Viacom International	Laginestra, Gottlieb & Sussman of CB Richard Ellis	1515 Broadway, Manhattan	1.35 million	—	commercial	lease
Trinity Church	Constable of Cushman & Wakefield	Nature Publishing Group	Manoff of Williams Real Estate	One Hudson Sq., Manhattan	—	69,603 s/f	commercial	lease
Rte. 31 Associates	Clark & Westfall of Pyramid Brokerage Co.	Wegman's Food Markets	—	3985 Rte. 31, Liverpool	\$1.1 million	43.89 acres	retail	sale
Massey Knakal Realty Services	Nelson & Emmetsberger of Massey Knakal	A local user	Nelson & Emmetsberger of Massey Knakal	327 West 22nd St., Manhattan	\$11.2 million (total)	4 stories	residential	sale
Massey Knakal Realty Services	Nelson & Emmetsberger of Massey Knakal		Massey Knakal	329 West 22nd St., Manhattan	\$7.35 million	4 stories (10,104 s/f)	residential	sale
Massey Knakal Realty Services	Emmetsberger	A kitchen manufacturer from Italy	Massey Knakal	227-33 West 17th St., Manhattan	3.9 million	4,000 s/f	commercial	sale
Laboz Family of United American Land	—	H & M	Gibson, Citron & Beal of Cusham & Wakefield Retail	497 Fulton St., Brooklyn	—	29,600 s/f	retail	lease
—	Frank & Levine of Itzhaki Properties	A beverage distributor	Zach of Itzhaki Properties	156-17 73rd Ave., Queens	\$3.125 million (2 retail stores)	7,016 s/f	retail	sale
—	Frank & Levine of Itzhaki Properties	A Washington Mutual branch	Zach of Itzhaki Properties	156-17 73rd Ave., Queens	—	—	retail	sale
Richard Ull	Klein of Kalmon Dolgin Affiliates	A local investor	Chambers	22-44 Church Ave., Brooklyn	—	23,000 s/f	retail	lease
The Moinian Group	Dreizen & Udis of Newmark Knight Frank	Yodel Inc.	Rhulen of CB Richard Ellis	50 West 23rd St., Manhattan	—	22,831 s/f	commercial	lease
—	ABS Partners Real Estate	Venture Capital firm E-Line Ventures	Regal	363 7th Ave., Manhattan	—	3,000 s/f	commercial	lease
Contro Properties	Mawhinney MacKnight of Pyramid Brokerage Co.	Saratoga Retail Partners, LLC	Struzzi & O'Rourke of Pyramid/Albany	79-95 Weibel Ave., Saratoga Springs	\$23 million	179,090 s/f	retail	sale
201 East Mosholu LLC	Schreiber	201 Mosholu LLC	Galanter of Goldberg Weprin & Ustin	201 East Mosholu Pkwy., North Bronx	\$2 million	20 apartments	residential	sale
—	Emmetsberger of Massey Knakal Realty Services	A kitchen manufacturer from Italy	Massey Knakal Realty Services	227-33 West 17th St., Manhattan	\$3.9 million	—	retail	sale
—	Sartori-Spencer of Ideal Properties Group	Digital Plus Group	Sartori-Spencer of Ideal Properties Group	411 Third Ave., Brooklyn	—	8,500 s/f	residential/commercial	lease
Skyline Developers	Cohen	Northeast Power Coordinating Council	Rosner at Newmark Knight Frank	1040 Ave. of the Americas Manhattan	—	12,000 s/f	commercial	lease
—	French of CB Richard Ellis	Har-Rob Fire Apparatus	The Bell Group	5089 Whirlybird Ln., East Syracuse	\$765,000	18,267 s/f	commercial	sale
—	Braus of Sierra Realty	Aramark	Turboff of BCD	132 West 31st St., Manhattan	—	4,000 s/f	commercial	lease
—	Joseph of GVA Williams	NY Services for the Handicapped	Lipton of the Kaufman Organization	1140 Broadway	—	1,245 s/f	office	lease
—	Klein & Gault of East Coast Realty	—	Klein & Gault of East Coast Realty	216 Main St., Nanuet	\$650,000	—	retail/residential	sale
Lincoln Center	LaPierre of CB Richard Ellis	WNET.org	Schuman & Dusek of Studley	Broadway & West 66th St., Manhattan	—	4,500 s/f	commercial	lease
Dino & Sons Realty, LLC	Musto	C&D Iron	—	5601 Foster Ave., Brooklyn	—	14,100 s/f (total) 8,300 s/f	commercial	lease
Dino & Sons Realty LLC	Musto of Crosstown	Class Iron Works	O'Brien of M.C. O'Brien, Inc.	5633 Foster Ave., Brooklyn	—	4,800 s/f	commercial	lease
—	Silverman of Tishman-Speyer	Huxley Associates, Ltd.	Savin & Wartels of CresaPartners	1270 Ave. of the Americas	—	8,400 s/f	commercial	lease
CB Richard Ellis	Laginestra	Mercedes-Benz USA	Geoghegan & Meixner of CB Richard Ellis	770 11th Ave.	—	417,982 s/f (total) 332,982 s/f	commercial	lease
CB Richard Ellis	Gary Trock of O'Connor Capital	Madison Capital—lululemon athletica & Parking Systems	CB Richard Ellis	200 East 66th St	—	85,000 s/f	retail/commercial	lease
—	Gordon of Admiral Real Estate Services	Sears Home Appliances	Mastromonaco of Dartmouth Companies Conn. Office	360 North Bedford Rd., Mt. Kisco	—	4,500 s/f	retail	lease



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—	Braus of Sierra Realty Services	Aramark	Turboff of BCD	132 West 31st St., Manhattan	—	4,000 s/f	commercial	lease
125 Maiden Equities LLC	Rudder & Heller of Time Equities, Inc.	Chelo Publishing Inc.	Sullivan of The Hunter Realty Organization	125 Maiden Ln.	—	5,950 s/f (total) 4,370 s/f	commercial	lease
125 Maiden Equities LLC	Rudder & Heller of Time Equities, Inc.	Vintage Partners, LLC	Symmons of The Lawrence Group	125 Maiden Ln.	—	1,580 s/f	office/ commercial	lease
Cobell LLC	Meshil & Kintzer of Royal Properties	AT&T	Winick Realty Group	Newburgh Towne Center on Rte. 300, Newburgh	—	5,000 s/f	retail	lease
BREOF BNK 2 Atria LLC	Cushman & Wakefield	CAE Realty, Inc.	Heilpern, Karson, Lomazow & Leone of CB Richard Ellis	900 Stewart Ave., Garden City	\$38 million	235,000 s/f	office	sale
Massey Knakal Realty Services	Shkury of Massey Knakal	A private investor	Shkury of Massey Knakal	147 West 11th St., Manhattan	\$6.135 million (total) \$3.9 million	5 stories	residential	sale
Massey Knakal Realty Services	Shkury of Massey Knakal	A private investor	Shkury of Massey Knakal	283 West 147th St., Manhattan	\$2.235 million	6 stories (23 apts.)	residential	sale
—	Stewart of Cronheim Mortgage Corporation	Super Wal-Mart	Poly-Jaz Realty	Republic Plaza, Farmingdale	\$42.8 million	216,519 s/f	retail	sale
—	Barton, Simoncic of Forchelli Curto, Crowe, Deegan, etc.	Smithers Estate (to the County of Nassau)	Barton, Simoncic of Forchelli Curto, Crowe, Deegan, etc.	Mill Neck	7.8 million	30 acres	land	sale
600 Broad Hollow Rd. Assoc.	Simone Inserra & Rosenthal of NAI Long Island	A local user	Tabone of Newmark Knight Frank	600 Broad Hollow Rd., Melville	—	18,000	office	sale
Silverstein Properties	Silverstein, CBRE; Siegel, Global Brokerage; Fiddle, Gerla, Foster (and more) of CBRE	WestLB	Weiss & Eisenberg of Newmark Knight Frank	7 World Trade Center (floors 50-52)	—	129,000 s/f	office/ commercial	lease lease
Adams & Company Real Estate	Levy & Greenberg	Bharat Magdalia	Levy & Greenberg	110 West 40th St.	—	4,744 s/f (total) 1,630 s/v	commercial	lease
Adams & Company Real Estate	Levy & Greenberg	Media Spacae, Inc.	Levy & Greenberg	110 West 40th St.	—	1,132 s/f	commercial	lease
Adams & Company Real Estate	Levy & Greenberg	Milton's of N.Y., Inc.	Levy & Greenberg	110 West 40th St.	—	1,058 s/f	commercial	lease
Adams & Company Real Estate	Levy & Greenberg	Books Crossing	Levy & Greenberg	110 West 40th St.	—	426 s/f	commercial	lease
NAI Freedman Realty	Cokin	Clarendon Holdings	Crosstown Realty	2338 Hermany Ave., Bronx	\$14 million	193,000 s/f	commercial	sale
—	Zach & Akabi of Itzhaki Properties	—	Zach & Akabi of Itzhaki Properties	1149 Greene Ave., Brooklyn	\$640,000	5,000 s/f	residential	sale
—	Anton & Solarz and Schechtman of Eastern Consolidated	—	Anton & Solarz and Schechtman of Eastern Consolidated	27-28 Thomson Ave., Queens	\$4.3 million	433 ft. of frontage	commercial/ retail	sale
—	Majerovsky of Citywide Properties, Inc.	Mica Madison, LLC	Majerovsky of Citywide Properties, Inc.	144 West 37th St.	—	5,550 s/f (total) 1,500 s/f	commercial	lease
—	Elo Capital, LLC	Panorama Jewelry, Inc.	Majerovsky of Citywide Properties, Inc.	42 West 39th St.	—	1,650 s/f	commercial/ retail	lease
—	Majerovsky of Citywide Properties, Inc.	Premier Technologies/ Metroplex Group/Core Facility Services	Hersh of Manhattan Commercial Realty Corp.	140 West 36th St.	—	2,400 s/f	office	lease
Galesi Group	Metroplex Development Authority	Sealed Air Corp.	—	Glenville Business & Technology Pk., Schenectady	—	300,000 s/f	commercial	lease
Jim DeBerry	Marr of Conley Associates	Local #7 Plumbers & Steamfitters	Conley Associates	110 Avis Dr., Latham	\$950,000	16,000 s/f	commercial	sale
N.Y. Realty Partners	Sleasman & Noland of CB Richard Ellis/Albany	McNeary, Inc.	Sleasman & Noland of CB Richard Ellis/Albany	218 West Yard Rd., Bethlehem	\$10 million	450,000 s/f	commercial	sale
Benchmark Development	Judelsohn of Pyramid Brokerage	PriceRite Supermarket	Judelsohn of Pyramid Brokerage	Stuyvesant Plaza, 250 Elmwood Ave., Buffalo	—	41,000 s/f	retail	lease
Maguire Family Properties	Bowles of Bowles & Bowles, Inc.	Arch Chemicals	Jenkins of Daum Commercial Real Estate	1555 Lyell Ave., Rochester	—	87,600 s/f	commercial	lease
Edgewater Company	—	Paychex	Van Der Bogart & Fina of CBRE/Syracuse and Nole of CBRE/Rochester	Greenfield Office Park, 215 Greenfield Pkwy., Liverpool	—	25,000 s/f	office	lease



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Reilly Mann Newell Realty Group	Wells Newell & Crowley of Olshan Realty, Inc.	318 West 22nd St. LLC	Wells Newell & Crowley of Olshan Realty, Inc.	318 West 22nd St., Chelsea, Manhattan	\$6.575 million	20 rooms	commercial	sale