

New York Real Estate Journal

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SALES AND LEASES  
TRANSACTION REPORT

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# MONTHLY SALES AND LEASE REPORT

## As Reported In The New York Real Estate Journal

### Month of September 2012

**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
393 West End Ave. Holdings LLC	-	Simon Development Group Cube Capital	CBRE, Inc.	393 West End Ave. Manhattan, NY	\$68.3m	113 units	Apartment	S
-	Entrepreneur Properties	-	Entrepreneur Properties	43-25 44th St. Queens, NY	\$5.85m	39 units	Apartment	S
Lurose Realty Corp.	Massey Knakal	Silverstone Property Group	Massey Knakal	141-145 West 4th St. Manhattan, NY	\$11.325m	26 units	Multi-Family	S
-	Itzhaki Properties	Vornado Realty Trust	Itzhaki Properties	501 Broadway Manhattan, NY	\$31m	9,100 s/f	Retail	S
Savanna	CBRE	Vox Media	Jones Lang LaSalle	104 West 40th St. Manhattan, NY	-	16,884 s/f	Office	L
The Witkoff Group & Cammeby's Int'l.	-	Alchemy Properties	-	Woolworth Building Manhattan, NY	\$68m	40 units	Condo	S
-	NYCRS	Ivira Athletica	NYCRS	215 West 83rd St. New York, NY	-	500 s/f	Retail	L
Stellar Management	-	Red Stream Technology	NYCRS	65 Fort Washington New York, NY	-	1,300 s/f	Medical	L
-	NYCRS	Ibid Prep	NYCRS	2308 Broadway New York, NY	-	1,500 s/f	Office	L
Cabrini Management Assoc.	Cignature Realty Assoc.	854 West 180 Limited Partnership	Cignature Realty Assoc., Inc.	854 West 180th St. New York, NY	\$7.65m	48 units	Multi-Unit	S
550 Realty Heights LLC	Corcoran	550 Equities LLC	Cignature Realty Assoc., Inc.	550 West 185th St. New York, NY	\$4.65m	42 units	Multi-Unit	S
603 West Realty Corp.	Corcoran	603-607 West 139th Street Residences, LLC	Cignature Realty Assoc.	603-607 West 139th St. Manhattan, NY	\$5.45m	43,770 s/f	Multi-Unit	S
-	Ariel Property Advisors	-	Ariel Property Advisors	316-320 West 118th St. Manhattan, NY	\$4.5m	22,300 s/f	Parking Garage	S
-	Ariel Property Advisors	-	Ariel Property Advisors	1840, 1846, 1854-1856 Park Ave. and 61 East 126th St. East Harlem, NY	\$1.35m	8,227 s/f	Land	S
-	Massey Knakal	-	Massey Knakal	214-11-13 35th Ave. Queens, NY	\$1.822m	19,500 s/f	Land	S
-	Cushman & Wakefield	Frank Hirth LLC	Kaufman Organization	88 Pine St. New York, NY	-	13,910 s/f	Office	L
Standard 114 Venture LLC	Rosewood Realty Group	Black Spruce Partners, III LLC	Rosewood Realty Group	203 West 144th St. Harlem, NY	\$3.7m	28 units	Multi-Family	S
117 Alexandria Property LLC	Rosewood Realty Group	-	Rosewood Realty Group	116 East 117th St. East Harlem, NY	\$1.425m	10 units	Multi-Family	S
-	Adirondock Retail Consultants	The Tile Shop	SRS Real Estate Partners	423 Central Park Ave. New York, NY	-	21,191 s/f	Retail	L
Swig Equities LLC	Swig Equities LLC	BRAC USA	Newmark Knight Frank	110 William St. Manhattan, NY	-	3,154 s/f	L	
King Kullen Grocery Co.	Newmark Grubb Knight Frank	-	Newmark Grubb Knight Frank	55 Cold Spring Rd. Syosset, NY	\$9.01m	-	Retail	S

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Quality Plaza Realty LLC	Sabre Real Estate Group LLC	Nassau Educators Federal Credit Union	Southgate Realty Corp.	6500 Jericho Tpke. Commack Corners S.C. Commack, NY	-	4,860 s/f	Retail	L
1020 Brooklyn Avenue Realty	Breslin Realty Development Corp.	Chief Equipment Inc.	FMC Realty	1020 Brooklyn Ave. Hicksville, NY	\$2.25m	11,000 s/f	Retail	S
-	Breslin Realty Development Corp.	Spirit Halloween Superstores LLC	Breslin Realty Development Corp.	Willow Wood Shoppes Wantagh, NY	-	6,900 s/f	Retail	L
Rite Aid	Columbia Development Cos.	Midai USA,LLC	CBRE/Syracuse	5865 Success Dr. Rome, NY	-	83,000 s/f	-	L
Heritage Capital Group, LLC	COR Brokerage	Packaging Corp. of	CBRE/Syracuse CBRE/Chicago	4510 Steelway Blvd. South Liverpool, NY	-	82,356 s/f	-	L
East Syracuse/Minoa Central School District	CBRE/Syracuse	Two Plus Four Construction Co.	CBRE/Syracuse	121 Herman St. East Syracuse, NY	\$460,000	-	-	S
NYSEG	CBRE/Syracuse	The Bell Group	Coughlin & Gerhart, LLP	18 Link Dr. Binghamton, NY	-	27,036 s/f	-	L
NYSEG	CBRE/Syracuse	O'Brien & Gere	Pioneer Cos.	18 Link Dr. Binghamton, NY	-	12,170 s/f	-	L
Goodman Genesee LLC	CBRE/Syracuse	Walt's Automotive Service	CBRE/Syracuse	923 W. Genesee St. Syracuse, NY	\$200,000	23,584 s/f	-	S
Phillips Edison & Co.	Phillips Edison & Co.	Rent-A-Center	Flaum Management Co.	D&L Plaza Depew, NY	-	4,530 s/f	Retail	L
Seanco	Seanco	Rent-A-Center	Flaum Management Co.	Lake Street Plaza Penn Yan, NY	-	3,825 s/f	Retail	L
Widewaters Group	Widewaters Group	Rent-A-Center	Flaum Management Co.	Northgate Plaza Greece, NY	-	3,600 S/F	Retail	L
Flasher Handling Co.	Pyramid Brokerage Co.	Buffalo Materials Handling	Hastings Cohn Real Estate	125 Taylor Depew, NY	\$528,000	-	Industrial	S
LCDC	Militello Realty	Brunner Enterprises	Pyramid Brokerage	100 Ridge Rd. Lackawanna, NY	\$280,000	22,000 s/f	-	S
-	-	Webtitle Agency	-	500A Canal View Blvd. Rochester, NY	-	31,000 s/f	Office	L
-	John Sweeney Real Estate	Scott Tech Integrated Solutions	JF Real Estate	250 Brewerton Rd. Salina, NY	-	3,600 s/f	Office	S
The Hampshire Cos.	CBRE	Fremont Group	CBRE	91 North St. Arcade, NY	-	85,135 s/f	Industrial	S
The Hampshire	CBRE	Fremont Group	CBRE	277 Walden Ave. Cheektowaga, NY	-	171,893 s/f	Industrial	S
Omni Development	-	O'Connell & Aronowitz	NAI Platford	54 State St. Albany, NY	-	15,864 s/f	Office	L
Broadway Liberty Co.	NAI Platford	Home Care Assn. of NY State	CBRE	388 Broadway Albany, NY	-	4,000 s/f	Office	L
DIG EH Hotel LLC	Jones Lang LaSalle Hotels	Strategic Hotels & Resorts	-	JW Marriott Essex House Hotel 160 Central Park South Manhattan, NY	\$362.3m	509 rooms	Hotel	S

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-	Marcus & Millichap Real Estate Investment	-	Marcus & Millichap Real Estate Investment	597 Park Place Brooklyn, NY	\$990,000	8 units	Apartment	S
-	Houlihan Parnes Realtors	-	-	419-433 Mamaroneck Ave. Mamaroneck, NY	\$3.4m	7,200 s/f	Retail	S
St. Johns Associates	NAI Friedland	3450 Baychester LLC	NAI Friedland	3450 Baychester Ave. Bronx, NY	\$4.7m	56,000 s/f	-	S
Corax Corp.	NAI Friedland	257 Lake Avenue LLC	NAI Friedland	255 Lake Ave. Yonkers, NY	\$1.7m	42,000 s/f	-	S
Sandford Columbus Associates	NAI Friedland	Rugoua Trading Corp.	NAI Friedland	524 South Columbus Ave. Mount Vernon, NY	-	12,610 s/f	-	L
Lubin Flowers LLC	NAI Friedland	Franchise Contractors	NAI Friedland	145 Saw Mill River Rd. Yonkers, NY	-	2,895 s/f	-	L
Ohad Babo	GFI Realty Services	-	GFI Realty Services	750 10th Ave. Manhattan, NY	\$99.45m	15,506 s/f	Mixed- Use	S
-	CPEX	-	CPEX	1535 Richmond Ave. Staten Island, NY	\$7.55m	40,000 s/f	Office	S
-	Friedman-Roth Realty Services	-	Friedman-Roth Realty Services	119 Hester St. Manhattan, NY	\$7.4m	17,025 s/f	Mixed- Use	S
ATCO Properties & Management	Newmark Grubb Knight Frank	ICF International	Jones Land LaSalle	630 Third Ave. Manhattan, NY	-	14,275 s/f	Office	L
Equity One Inc.	Ripco Real Estate	Starbucks Coffee	Sabre Real Estate Group	Gallery at Westbury Plaza Garden City, NY	-	1,740 s/f	Retail	L
Savanna	Newmark Grubb Knight Frank	Idea Solutions, Inc.	Redwood Property Group	80 Broad St. New York, NY	-	4,200 s/f	Office	L
-	Time Equities, Inc.	NYC Dept. of Hospital Employees Local #420	JTK Cohen and Co.	70 West 36th St. New York, NY	\$4.1m	7,766 s/f	Office	S
-	SL Green Realty	Yext, Inc.	Newmark Knight Grubb Frank	One Madison Ave. New York, NY	-	36,823 s/f	Office	L
Sherwood Equities	Sherwood Equities	Conviva, Inc.	Cushman & Wakefield	370 Lexington Ave. New York, NY	-	2,300 s/f	Office	L
Diamond Properties	Princeton Realty Group	Cosentino USA	Howard Properties Ltd.	333 North Bedford Rd. Mt. Kisco, NY	-	31,454 s/f	Warehouse	L
Brixmor Property Group	Brixmor Property Group	Landmark Cabinetry	Brixmor Property Group	Walkkill Plaza Middletown, NY	-	3,00 s/f	Retail	L
POKO	Ripco Real Estate	Deal\$	Charter Realty & Dev.	Pitkin Theatre Center 1501 Pitkin Ave. Brooklyn, NY	-	10,890 s/f	Retail	L
-	GFI Realty Services	-	GFI Realty Services	4112 4th Avenue Brooklyn, NY	\$8.3m	43,280 s/f	Mixed- Use	S
-	Itzhaki Properties	-	Itzhaki Properties	25 Hope St. Brooklyn, NY	\$1.365m	-	Land	S
-	Itzhaki Properties	-	Itzhaki Properties	1456-1511 Dean St.	\$450,000	-	Land	S
-	ERG Property Advisors	-	ERG Property Advisors	4341 Gunther Ave. Bronx, NY	\$1.925m	-	Apartment	S

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-	ERG Property Advisors	-	ERG Property Advisors	1550 St. Peters Ave. Bronx, NY	\$750,000	-	Commercial	S
John Basmanov	KZA Realty Group	Post Graduate Center for Mental Health	KZA Realty Group	304 Echo Pl. Bronx, NY	\$900,000	30,000 s/f	Land	S
TNS Development Group	KZA Realty Group	Forever Young Social Adult Day Care	KZA Realty Group	3305 Third Ave. Bronx, NY	-	7,300 s/f	Retail	L
Dorado Realty LLC	KZA Realty Group	MJ Brick Oven Pizza	KZA Realty Group	122 Westchester Sq. Bronx, NY	-	1,032 sf	Retail	L
Steinberg & Pokoik Management	Newmark Grubb Knight Frank	Brandt Steinberg & Lewis LLP	Colliers Int'l.	1430 Broadway Manhattan, NY	-	8,917 s/f	Office	L
Richards Kibbe & Orbe	Colliers Int'l.	Build America Mutual	Cushman & Wakefield	1 World Financial Ctr. Manhattan, NY	-	15,173 s/f	Office	L
Alliance Bernstein LP	-	Peter J. Solomon Co.	Newmark Grubb Knight Frank	1345 Ave. of the Americas Manhattan, NY	-	41,819 s/f	Office	L
-	-	Aksel Group	NYCRS	311 West Broadway Manhattan, NY	-	1,100 s/f	Retail	L
Rudy Izzo	Winick Realty Group	-	Winick Realty Group	592 East 183rd St. Bronx, NY	\$3.4m	11,500 s/f	Retail	S
Muss Development	RKF	The Bright Horizons	Cassidy Turley	345 Adams St. Brooklyn, NY	-	15,000 s/f	Retail	L
Muss Development	RKF	Potbelly	Newmark Knight Frank Retail	345 Adams St. Brooklyn, NY	-	2,500 s/f	Retail	L
Western Management	CBRE	H&M Hennes & Mauritz	Cushman & Wakefield	589 Fifth Ave. Manhattan, NY	-	57,000 s/f	Retail	L
GLL Real Estate Partners	Studley	Savanna	Studley	40 Mercer St. Manhattan, NY	\$57m	14,100 s/f	Retail	S
Africa-Israel USA & Five Mile Capital	-	Guy's American Kitchen & Bar	RKF	West 44th St. Times Sq. Building Manhattan, NY	-	15,600 s/f	Retail	L
Africa-Israel USA & Five Mile Capital	-	Ha! Comedy Club	CBRE Retail	West 44th St. Manhattan, NY	-	3,250 s/f	Retail	L
-	-	-	Massey Knakal Realty Services	16 West 48th St. Manhattan, NY	\$5.5m	7,158 s/f	Retail	S
-	Massey Knakal Realty Services	Dunkin' Donuts	-	484 Ninth Ave. Manhattan, NY	-	2,000 s/f	Retail	L
-	Massey Knakal Realty Services	-	-	415 Myrtle Ave. Manhattan, NY	-	1,900 s/f	Retail	L
Atlas Capital	RKF	Staples	SCG Retail	641 Sixth Ave. Manhattan, NY	-	15,584 s/f	Retail	L
M&M Realty Corp.	NAI Friedland	Fiesta Adult Day Care	NAI Friedland	50 Belmont Ave. Brooklyn, NY	-	11,000 s/f	Retail	L
Pioneer Parking	Friedland Realty	Creston Avenue Housing	NAI Friedland	2382 Creston Ave. Bronx, NY	\$1.76m	9,500 s/f	Retail	S
Abeken Apartments	Friedland Realty	Dormitory Authority	NAI Friedland	2511 Westchester Ave. Bronx, NY	-	7,111 s/f	Retail	L

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Yuco Management	Friedland Realty	Rent-A-Center	NAI Friedland	1405 5th Ave. Brooklyn, NY	-	3,040 s/f	Retail	L
Friedland Properties	Friedland Realty	Menchies Frozen Yogurt	NAI Friedland	3555 Johnson Ave. Bronx, NY	-	1,400 s/f	Retail	L
-	CPEX	SURPA	Maxwelle NY	288 Atlantic Ave. Brooklyn, NY	-	1,400 s/f	Retail	L
Maiden Lane Properties	Winick Realty Group	Roti Mediterranean Grill	RKF	100 Maiden Lane Manhattan, NY	-	2,000 s/f	Retail	L
425 PAS Tower Corp.	Buchbinder & Warren Realty Group	Fresh & Co.	JTRE Real Estate	425 Park Ave. South Manhattan, NY	-	4,400 s/f	Retail	L
-	Buchbinder & Warren Realty Group	Enoteca Pastai	Winick Realty	186 9th Ave. Manhattan, NY	-	1,050 s/f	Retail	L
-	-	Whole Foods	SCG Retail	250 East 57th St. Manhattan, NY	-	36,000 s/f	Retail	L
Sixth and 20 Owner LLC	-	Trevi Retail LLC	Prince Realty	650 Sixth Ave. Manhattan, NY	-	27,000 s/f	Retail	S