



Seitz of Goldschmidt & Associates brokers two leases totaling 7,200 s/f at 175 Memorial Highway

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The commercial real estate firm of Goldschmidt & Associates has negotiated two long-term leases, resulting in the establishment of two new businesses. The leases, located at 175 Memorial Hwy., total 7,200 s/f.

Cooper's Corner Montessori International, a Montessori pre-school and after-school private, for-profit corporation, will occupy the 3,700 s/f school house building owned by St. John's Episcopal Church on the corner of Wilmot Rd. and North Ave. Rob Seitz of Goldschmidt & Associates was the exclusive listing agent who negotiated the transaction on behalf of St. John's.

"Rob Seitz and Goldschmidt & Associates went above and beyond what a real estate firm would normally do to make this transaction go so smoothly and quickly," said (The Rev.) Dr. Rayner Hesse, pastor of St. John's. "As a result, there is virtually no time between the departure of our long-term tenant and the moving in of Cooper's Corner Montessori International. We're very grateful for this, plus we're happy about the continuation of the use of the building as a school in what is New Rochelle's oldest school house. We look forward to a long-term relationship with our new tenant."

Goldschmidt & Associates is also the exclusive real estate firm for 175 Memorial Highway Medical Vision Properties II, LLC. Seitz negotiated a lease for a new 3,500 s/f personal fitness training facility, New York Fitness Professionals, Inc., in the lower level of the building.

"This is an ideal central location for us," said Rui Mateus, a partner and principal in the firm with Joseph Hunt, a certified strength and conditioning professional. "Our goal is to be certified to offer physician-prescribed fitness and training within the year. Being located in New Rochelle's most prominent medical office building, with plenty of parking for our clients and directly opposite Sound Shore Medical Center, was Rob's strongest selling point in convincing us to choose this facility over other locations." The new facility is expected to be operational by October 1.

"Goldschmidt & Associates recognizes the central location of New Rochelle and its great public transportation accessibility," said Eric Goldschmidt, principal broker for the Scarsdale-based firm that represented both properties. "We have more exceptional properties in New Rochelle - including the very high-visibility 4,200 s/f former Banco Popular branch downtown, and throughout Westchester. We encourage new and expanding businesses to contact us for their commercial real estate needs."