



Altschul and Condren of CPEX broker three leases - 9,350 s/f

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The CPEX Retail Leasing Team of Eric Altschul and Ryan Condren closed out 2011 with three leases totaling 9,350 s/f: one in Manhattan, one in Queens, and two in Brooklyn.

In Manhattan, they arranged a lease for the former Mama Mexico restaurant located at 214 East 49th St. The 1,200 s/f space rented for over \$120 per s/f to another restaurant operator.

In Queens, they rented a 6,150 s/f space at 345 St. Nicholas Ave. in Ridgewood for use as a radiology office. This is the second lease that Eric and Ryan have arranged for the landlord of this 40,000 s/f shopping center.

In Kings County, the team placed a 2,000 s/f pediatric dental practice in a new rental building at 150 4th Ave. in Park Slope. At 525 Court St., a new mixed-use condo building in Carroll Gardens, 4,500 s/fof retail space was rented by a high end day spa.

"Eric and Ryan are an amazingly effective team who continue to impress owners with their energy and competence" said Timothy King, managing partner of CPEX.

CPEX was founded in September 2008 by Timothy King and Brian Leary, two prominent leaders in the New York City commercial real estate industry. The founders have provided a broad range of real estate and business services locally, nationally and internationally throughout their career.

CPEX provides a full range of services for both real estate and business owners, through our innovative operating platform and entrepreneurial culture. CPEX implements a team-based approach in which each group is focused on a specific business line, product type and definitive specialization for each market. Real estate services include: sales, leasing, acquisitions and advisory. Business services include: sales, acquisition, and advisory.

To these teams, CPEX adds additional resources and support. Each business line is backed up with its own dedicated operations team. The operations team carries out tasks such as scheduling, preparing materials and documentation, client reporting, coordinating public relations, advertising and marketing efforts, and working with CPEX administration. Teams are further supported by our centralized in-house research, technology and marketing & media groups. This type of support allows our sales force and advisory team to remain singularly focused on executing assignments. The CPEX operating platform consisting of multiple people working together in a specialized system is proven achieve maximum results for our clients.

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