



Cohen, Christiano and Kass of Newmark Knight Frank handle 24,478 s/f expansion

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The Charmer-Sunbelt Group (CSG), one of the nation's leading distributors of fine wines, spirits, beer and other beverages has expanded its space at W&H Properties' One Grand Central Place, and now occupies 24,478 s/f, according to Anthony Malkin, president of Malkin Holdings, which supervises the W&H portfolio.

Charmer-Sunbelt, which has been a tenant since 1999, leased the additional space on the 19th floor.

The firm was recently named the ninth-largest privately-held company in the New York City area by Crain's New York Business.

Created by a merger of Charmer Industries and Sunbelt Beverage Corp., CSG today comprises a group of privately held companies, and operates local distributor and/or brokerage houses in 15 markets: Alabama, Arizona, Colorado, Connecticut, Delaware, Florida, Maryland, Mississippi, New Jersey, New York (Metro and Upstate), Pennsylvania, South Carolina, Virginia, and the District of Columbia. Together, these companies employ more than 7,000 associates who bring to market some of the most important and well known consumer brands in the world, such as Smirnoff, Belvedere, Jack Daniel's, Bushmills, Dewar's, Johnnie Walker, Glenfiddich, Bacardi, Remy Martin, Bailey's, Stags' Leap, Dom Perignon, Moet & Chandon, and many others.

"We're pleased by this extension of our relationship with CSG," said Malkin. "It's the sort of prestigious, high-credit company that is a perfect fit for the white-glove, professional environment of One Grand Central Place."

Billy Cohen, Ryan Kass and Julie Christiano of Newmark Knight Frank represented the tenant and the landlord in lease negotiations.

Rising 55 stories directly opposite Grand Central Terminal, One Grand Central Place provides a white-glove corporate environment with unparalleled convenience. It offers direct in-building access to Grand Central Terminal, including Metro North and the 4, 5, 6, 7 and Times Square shuttle subway lines, and unsurpassed on-site services and amenities, including a visitor center, messenger center, multi-media conference center and law library.

The state-of-the-art property has undergone \$85 million of upgrades to its windows, elevators, air-conditioned public corridors and restrooms, and building-wide systems, including electrical, plumbing, HVAC and security.

Part of the W&H Properties' Pre-War Trophy office portfolio, One Grand Central Place is supervised by Malkin Holdings LLC, one of New York City's most financially stable ownerships. W&H Properties is committed to sustainable property operations and development, including energy efficiency, water use reduction, waste and recycling and indoor environmental quality initiatives.

Available office space at the property ranges from W&H portfolio standard high-end pre-built suites

from 2,500 to 5,000 square feet, to a white-boxed full floor of 48,000 s/f.

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