



Kalmon Dolgin Affiliates completes sale of 25 New York properties totaling \$156.5 million in 2012

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Kalmon Dolgin Affiliates, Inc. (KDA) completed 1,009,069 s/f of new leases and renewals in 85 deals signed throughout 2012. Additionally, KDA arranged the sale of 25 New York properties during the year, totaling \$156.5 million.

"Kalmon Dolgin Affiliates offers detailed expertise in the sale and leasing of commercial properties, and our management firm, KND Management Co., has a unique approach to assist the owner in getting the most out of their property," said Neil Dolgin, co-president of KDA. "This strong activity seen in 2012 speaks to the success and knowledge we as a firm are able to provide. We are already focused on the coming year and all the great things we can accomplish within the real estate community."

Leasing highlights in New York during 2012 include Steep Spot Incorporated's 50,000 s/f lease at 80 Evergreen Avenue in Brooklyn. The Ford Motor Company took 33,000 s/f in the neighborhood of Sunset Park for an automobile service center at 140-58th Street. Chun Po Trading also renewed its 46,000 s/f lease at 54-35 46th Street in Maspeth; and the Bronx welcomed the Fowler Companies in a 6,000 s/f lease at 2095 Southern Boulevard.

The real estate company also negotiated a number of leases outside of New York during the year. At the medical office complex at 95 Madison Avenue in Morristown, NJ, 11 leases totaling 83,690 s/f were arranged. The University of Florida, Jacksonville signed a 15,675 s/f renewal in Jacksonville, FL at 4555 Emerson Expressway; Merit Mountainside LLC, a family medical practice at 799 Bloomfield Avenue signed a ten year extension on 15,142 s/f in Verona, NJ; GZA Environmental opened at 477 Congress Street in Portland, ME with 6,975 s/f; and Galatea Associates of Somerville, Mass expanded into an additional 1,301 s/f at 20-40 Holland Avenue.

Kalmon Dolgin Affiliates arranged several noteworthy sales in Brooklyn during 2012. These include the \$18 million sale of 88 Richardson Street in Brooklyn; 1214 Avenue M in Brooklyn was sold for \$6.5 million; 328 Boerum Street in Brooklyn was sold for \$4.4 million; a 6,050 SF parcel of land was sold at 44 Withers Street/243 Meeker Avenue in Brooklyn for \$2.5 million.

In Queens, Kalmon Dolgin Affiliates helped oversee the sale of the Falchi Building at 31-00 47th Avenue for \$81.2 million, which KDA owned in a JV with the Chetrit Group until its sale in 2012. A 5,000 s/f property at 26-12 4th Street in Astoria sold for \$1 million.

On Long Island, 86-90 Denton Avenue in New Hyde Park, a 15,000 s/f building, sold for \$1.4 million.

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