



## **Oelsner, Tolchin and Baxter of Jones Lang LaSalle broker \$21 million sale of retail condo; Seller was Madison Capital; Buyer, Samson Management, was represented in-house**

October 28, 2013 - New York City

Jones Lang LaSalle completed the sale of an 8,918 s/f retail condominium at 2400 Broadway for Madison Capital. Samson Management LLC acquired the retail asset for \$21 million in late August. The seller, Madison Capital, was represented by Yoav Oelsner and Glenn Tolchin, executive vice presidents, along with Richard Baxter, vice chairman, all with JLL. The buyer, Samson Management, was represented in-house.

The retail space at 2400 Broadway is located on the ground floor of The Merrion, 215 West 88th St., a 12-story, 96-unit residential condominium on the Upper West Side. The retail condominium comprises 4,352 s/f on the ground floor and 4,566 s/f of basement space. The site is occupied on a long-term lease by a branch office of TD Bank, N.A.

"The combination of TD Bank's investment-grade tenancy and a high-profile corner location on Broadway enabled our team to achieve premium pricing and effectuate a successful transaction for both the seller and buyer," said Oelsner.

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