



## **Noyack Medical Ptrs. acquires 31,856 s/f**

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Locally based Noyack Medical Partners LLC has acquired a 31,856 gross s/f medical office condominium comprised of 15 units within One Hanson Place. The tower is located at the intersection of Atlantic, Flatbush and Fourth Aves., one block from Forest City Ratner Cos.' proposed Atlantic Yards development.

Ron Solarz, Eric Anton, and David Shechtman of Eastern Consolidated represented the seller and introduced the buyer. One Hanson Place, which is 225,000 s/f, has undergone a complete renovation by the seller, a joint venture of the Dermot Co. and the Canyon-Johnson Urban Fund. The property was listed at \$13 million and the rents currently exceed \$60 per s/f.

According to CJ Follini, a managing principal and CEO of Noyack, the office condo was purchased for "close to the asking price," but would not divulge the exact price.

Jeff Horowitz and Mike Moloff of Cooper-Horowitz secured the lender, balance sheet lender, Bank of Smithtown.

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