



Sholom & Zuckerbrot arrange 15,800 s/f lease for HeartShare

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Sholom & Zuckerbrot Realty (S&Z) has arranged a 15,800 s/f lease for HeartShare Human Services of New York at 159-05 Union Tpke., in the Fresh Meadows neighborhood, according to Sanford Zuckerbrot, chairman of S&Z. The lease is for a term of ten years.

HeartShare, a nonprofit agency dedicated to improving the lives of people with developmental disabilities, will use the ground floor space for its adult day services program. This division of HeartShare provides a wide range of programs focused on community-based volunteer and work experiences.

The five-story, 87,400 s/f building was sold by St. Vincent's Catholic Medical Center of New York to Galway Properties LLC in 2005. Galway launched a complete gut renovation project, which included upgrading mechanical/electrical/plumbing and fire safety systems and elevator cabs, installation of a new roof and refurbishment of bathrooms, hallways and common areas.

"HeartShare was originally looking for space in Long Island City, but just couldn't pass up the opportunity to move into this newly renovated building in such a centrally located neighborhood, in proximity to an array of services such as banks, restaurants and a broad range of retail businesses," said Gail Roseman, executive vice president at S&Z, who represented the landlord.

"Tenants have great bus access, with several lines running on Union Tpke., Parsons Blvd. and 164th St., and parking is also available. In addition, HeartShare has its own entrance, which provides privacy and convenience for its program participants," said Roseman.

Barry Rosner of Newmark Knight Frank represented the tenant.

Founded in 1962, Sholom & Zuckerbrot Realty LLC is a full-service real estate firm offering retail, office, industrial and investment brokerage, property management, plus development and build-to-suit projects. The firm is based in Long Island City (Queens), New York City.

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