



Greenspan of Kaufman Organization and Grand of 575 Broadway Associates secure 23,000 s/f lease

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According to the Kaufman Organization, the company has recently completed the following deals: Kaufman recently brokered a 10-year, 23,000 s/f lease at 575 Broadway for women's apparel giant, Coldwater Creek U.S. Inc. The company specializes in women's apparel, jewelry, accessories and gifts. Although the terms of the lease were undisclosed, the asking price for the space was \$50 per s/f. Grant Greenspan of The Kaufman Organization represented the tenant while Fred Grand of 575 Broadway Associates LP represented the landlord. Coldwater Creek U.S. Inc. will be joining other tenants including Estee Lauder in this Soho location.

"We were happy that we could find Coldwater Creek a large enough space that could accommodate their needs" said Greenspan. "This iconic Soho building is not only in a great location but is a perfect fit for a fashion company."

575 Broadway was built in 1882 and is a six-story brick building in the Soho Cast Iron District. With over 160,000 s/f of loft space, this building is an iconic part of the Manhattan skyline and was originally constructed for New Yorker John Jacob Astor III on the site of the Astor family's original estate.

Designer's Way, a costume jewelry and accessories store, signed a 10-year lease for 3,894 s/f of retail space at 519 Eighth Ave. Steven Kaufman and Barbara Raskob of Kaufman Organization represented the landlord, while Steve Jun of Manhattan Commercial Realty represented the tenant. Although the terms of the lease were undisclosed, the asking rent for the space was \$100 per s/f. The space was previously occupied by Vital Dent.

Butterick Fabrics, Inc. signed a seven-year lease for 6,148 s/f of retail space at 237 West 35th St. John Shiliro of Kaufman Organization represented the tenant, while Greenspan and Michael Kaufman of Kaufman Organization represented that landlord. Although the terms of the lease were undisclosed, the asking rent for the space was \$14,000 per month. Butterick Fabrics was previously located at 260 West 39th St.; the space was previously occupied by Tuva Textiles.

The Kaufman Organization, the exclusive leasing agent for 1407 Broadway, also recently brokered three leases totaling 13,239 s/f at the property:

Eminent Sportswear/Lisa International, a wholesaler of women, children, and infants' clothing and accessories signed a 10-year renewal lease for 7,421 s/f of office space. Greenspan represented the landlord while Lance Korman of Newmark Knight Frank represented the tenant. Although the terms of the lease were undisclosed, the asking price for the space was \$42 per s/f.

JRG Apparel Group Co. LTD, a start up apparel company, signed a five-year lease for 2,711 s/f of office space. Howard Rosenblum of the Kaufman Organization represented the landlord and the tenant in the transaction. Although the terms of the lease were undisclosed, the asking price for the space was \$42 per s/f.

Land & Sea, signed a six-year lease for 3,107 s/f of office space. Rosenblum, Arthur Spitalnick and Greenspan of the Kaufman Organization represented both the landlord and the tenant. Although the terms of the lease were undisclosed, the asking price for the space was \$42 per s/f.

1407 Broadway, built in 1950, is a 42-story, 1.1 million s/f building located at the epicenter of the Fashion District and features 24-hour access, on-site security, banking, food service, on-site management and close proximity to Times Sq., Herald Sq., Grand Central Terminal, Penn Station, The Port Authority and numerous subway lines. In addition, the building features a "Gallery of Distinguished Designers." The gallery hosts ten busts by sculptor Suzanne Couture of famous fashion designers from New York. The gallery connects the 1407 Broadway lobby to the 533 Seventh Ave. lobby.

The Kaufman Organization, with over 85 years experience and 6.9 million s/f of owned or managed space, has long been considered one of the most prominent and well-respected real estate companies in the New York metropolitan area. The company offers a fully integrated spectrum of leasing and management services to diverse owners and tenants and is continually looking to build its portfolio through property acquisitions. Michael Kaufman, Kaufman Organization

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