



Kalmon Dolgin completes two leases at 1630 East 15th St. totaling 30,000 s/f

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According to Neil Dolgin, executive VP of Kalmon Dolgin Associates (KDA) has represented the owner Kingswood Partners LLC in two leases at 1630 East 15th St. The leases amount to a total of 30,000 s/f. The deals include the following:

* The 4,000 s/f lease of office space to New York Eye and Ear that is expanding its presence in the area. Robert Klein and Grant Dolgin of Kalmon Dolgin Associates (KDA) has represented the owner Kingswood Partners LLC. The tenant was represented by Joseph Nehmad of Fillmore Real Estate. New York Eye and Ear signed a 15-year lease.

* The 26,000 s/f of retail space to full-service grocer Olive Gourmet. Klein, Grant Dolgin, and Gary Mayzlin of KDA represented the tenant and the building owner, Kingswood Partners LLC. Olive Gourmet signed a 25-year lease.

The three-story, 145,000 s/f, class A office building, built in 2007 is more than 70% leased. The building also has an attended 600-space underground parking garage.

The building is pre-qualified for the Relocation and Employment Assistance Program (REAP) that provides a tax credit for businesses that relocate from outside of the city or from Manhattan below 96th St. Businesses receive \$3,000 per relocated employee under the program, which significantly reduces the price per s/f.

KDA is a 105-year-old, Brooklyn-based real estate firm. In addition to providing brokerage and management services, Kalmon Dolgin has acquired \$300 million of its own real estate assets within the past year alone, primarily industrial and medical/office properties.

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