

# MONTHLY SALES AND LEASE REPORT

## New York Real Estate Journal

*As Reported In The New England Real Estate Journal*

Seller/ Lessor	Rep. Seller	Buyer/ Lessee	Rep. of Buyer	Address	Sales Price	Size	Property Type	Sale/ Lease
Fried, Frank, Harris, Shriver and Jacobsen	Silver	Davis & Gilbert	Maltz	237 Park Ave.	—	270,280 s/f	commercial	lease
Newmark	Falk & Shimkin	CB Richard Ellis	Simel & Friedland	600 Madison	—	7,123 s/f	office	lease
Massey Knakal & Colliers ABR	TIAA - CREF	Newmark	Lizzul	East 54th & 55th St., Manhattan	—	40,000 s/f	residential	sale
Massey Knakal	Robert Knakal	Massey Knakal	Shkury	245 E. 110th St., Harlem	\$1.7 million	29 units	residential	sale
Taconic Investment Partners	Nick	WebMD Nike USA, Inc. Lifetime TV Network	—	111 Eighth Ave.	—	415,000 s/f	commercial	lease
JRT Realty Group	Pulice & Smith	Cushman & Wakefield	Biasotti & Forero	780 Third Ave.	—	72,000 s/f	office	lease
JRT Realty Group	Pulice & Smith	CREA		780 Third Ave.	—	1,763 s/f	retail	lease
JRT Realty Group	Pulice & Smith	HDG Mansur Capital Group		780 Third Ave.	—	9,825 s/f	retail	lease
JRT Realty Group	Pulice & Smith	Axiom Capital Management, Inc.		780 Third Ave.	—	10,075 s/f	retail	lease
JRT Realty Group	Pulice & Smith	Ospraie Management, L.P.		780 Third Ave.	—	6,000 s/f	retail	lease
JRT Realty Group	Pulice & Smith	Global Foundation For Democracy & Dev't.		780 Third Ave.	—	2,932 s/f	retail	lease
JRT Realty Group	Pulice & Smith	Nextar Capital		780 Third Ave.	—	1,585 s/f	retail	lease
JRT Realty Group	Pulice & Smith	Lieff, Cabraser, Heinmann & Bernstein		780 Third Ave.	—	10,075 s/f	retail	lease
East Dil Realty	Ziebelman & Spies	Entire Tilles family portfolio	CLK Management & Houlihan Parnes	—	\$300 million	43 buildings	office	sale
East Dil Realty	Ziebelman & Spies	CLK	Koenigsberg	135 Crossways Park Dr., Woodbury	—	125,000 s/f 31 buildings	office	sale
East Dil Realty	Ziebelman & Spies	CLK	Koenigsberg	Gateways Office Park	—	700,000 s/f 12 buildings	office	sale
CB Commercial NRT	Thompson & Zucker	Raytex Fabrics, Inc.	Reich & Thompson	130 Crossways Park Dr., Woodbury	\$4.185 million	20,000 s/f	office	sale
CB Richard Ellis	Kondracke & Nelson	—	—	14 Front St., Hempstead	\$2.5 million	33,000 s/f	office	sale
Oyster Bay Properties	Stratigos & Forte of Cushman & Wakefield	Sutton & Edwards, Inc./	Nuzzolese	100 Sunnyside Blvd., Woodbury	—	20,000 s/f	office	lease
Rechler Equities	Stavro	Climatronics	—	140 Wilbur Pl., Bohemia	—	61,500 s/f	commercial	lease
Rechler Equities	Stavro	Climatronics	Charles Wood	30 Hub Dr., Melville	—	16,500 s/f	commercial	lease
Rechler Equities	Stavro	Electronic Machine	Newmark R.E. Services	400 Oser Ave., Hauppauge	—	8,100 s/f	commercial	lease
Rechler Equities	Stavro	Justin Electronics	Whitman Realty	400 Oser Ave., Hauppauge	—	5,935 s/f	commercial	lease
Rechler Equities	Stavro	Colonial Village	Zere Real Estate	410 Oser Ave., Hauppauge	—	4,000 s/f	commercial	lease
Rechler Equities	Stavro	Safe Guard Camera	Aireco	180 Oser Ave., Hauppauge	—	2,000 s/f	commercial	lease
Rechler Equities	Stavro	Amni	—	125 Wilbur Pl., Bohemia	—	5,000 s/f	commercial	lease
Hunt Corporate Services	Hunt	Newmark	Gazzola	245 Newton Rd., Plainview	—	15,028 s/f	commercial	lease
The We're Group	Any Newman	Wilmington Financial, Inc.	Wenk of The Staubach Company	One Huntington Quadrangle Building, Melville	—	6,644 s/f	commercial	lease
CB Richard Ellis	Arnold & Porter, LLP	Arnold & Porter, LLP	Studley	399 Park Ave.	—	105,000 s/f	commercial	lease
Metropolitan Equities	Robert Ross	Quiznos Subs	Branded Concept Development	824 Broadway	—	1,135 s/f	commercial	lease
Abramcyk Real Estate	Ray Abramcyk			362 Broadway	—	1,700 s/f		
Hypo Real Estate Capital Corporation	—	FTI Consulting, Inc.	Trammell Crow Co.	622 Third Ave.	—	26,000 s/f	commercial	lease
Samco	Melissa Smith	Winoker Realty Co.	Kahane	333 Seventh Ave., Manhattan	—	11,000 s/f	commercial	lease

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Trinity Real Estate	Thomas Lynch	Metropolitan College	Jacom, Caputiati, Thomas & Schmall of Studley	One Hudson Square	—	118,000 s/f	commercial	lease
L&L Acquisitions, LLC	Matt Kinsely	DG Systems, Inc.	Whitehead, Trulson, & Peters of The Staubach Co.	600 Third Ave.	—	5,688 s/f	commercial	lease
—	—	Sinvin Realty	Michelle Stone	535 W. 24th St.	—	24,000 s/f	office/ commercial	lease
Babcock & Brown	Roberts of GVA Williams	HSH Nordbank AG	Eisenkraft, German, Needleman & Wellen of CBRE	230 Park Ave.	—	57,000 s/f	commercial	lease
KBS Realty Advisors	C&W's Astrachan, Gallucci, Konsker	BMG Music Publishing	CBRE's Eynon, Gottlieb, & Laginesta	245 Fifth Ave.	—	12,746 s/f	commercial	lease
Massey Knakal	O'Malley	—	—	2145 Frederick Douglas Blvd.	\$1.7 million	4-story	vacant building	sale
Century 21 Yve	Gottlieb	Buonocore	Delores Buonocore	720 Manhattan Ave., Brooklyn	\$1.25 million	1,750 s/f	retail	sale
Ritchfield Properties, LLC	—	Hope Street Realty, LLC	—	53-65 Hope St., Brooklyn	\$14 million	120,000 s/f	commercial	sale
Eastern Consolidated	Moss, Guttoff, Avital	—	—	92-05 Whitney Ave., Elmhurst	\$7.35 million	405 units	residential	sale
Eastern Consolidated	Moss Guttoff, Avital	—	—	92-05 Whitney Ave., Elmhurst	\$900,000	18 units	residential	sale
IOLI Realty Co.	CB Richard Ellis Retail Services	Cold Stone Creamery	Schuckman Realty	345 Ave. of the Americas	—	1,100 s/f	retail	lease
Winter Organization	—	Mark Zborovsky	—	54 West 16th St., Manhattan	\$7 million	11 apartments	residential	sale
G. Holdings Corp.	Vallarano	Hunter Realty Org., LLC	Schoen & Neugenborn	214 West 39th St.	—	3,900 s/f	commercial	lease
AMB International Airport Center	Cushman & Wakefield of Long Island	Phoenix International Freight Services	Wenk of The	230-59 International Airport Center Blvd.	—	3,284 s/f	commercial	lease
CB Richard Ellis	Stacom, Shanahan & Leibowitz	SL Green Realty Co.	—	One Madison Ave.	\$918 million	1.4 million s/f	commercial/ residential/ office	sale
Massey Knakal Realty Services	Gammino & Knakal	a Bronx investor	Colliers ABR	1450 Second Ave., Manhattan	\$10 million	23,292 s/f	residential/ retail	sale
Lafayette Center, LLC	Li & Nidel of Helmsley-Spear	Calypso Home	Li & Nidel of Helmsley-Spear	199 Lafayette St.	—	1,200 s/f	retail	lease
CB Richard Ellis	Jordan, Brandwein, Whalen & Reynolds	Atlantic Heydt Co.	—	1256 Grand St., Brooklyn	\$9.6 million	25,000 s/f building 165,000 s/f land	commercial	sale
Equity Office	Artusa	Spring Mountain Capital	Gell of CB Richard Ellis	Park Ave. Tower	—	14,303 s/f	commercial	lease
GVA Williams	Engel	Aristeia	Peters & Kraus	136 Madison Ave.	—	18,500 s/f	office	lease
—	—	Madison Development, llc.	—	1725 West Farms Rd., Bronx	\$2.9 million	50,000 s/f	commercial	sale
—	self-represented	Hunter Realty Org.	Sinovsky & Schoen	214 West 39th St.	—	1,000 s/f	commercial	lease
Buccino, LLC of Brooklyn	Fernicola	Aries Deitch and Endelson, Inc.	—	Williamsburg in Brooklyn	\$16.3 million	—	residential	sale
Eastern Consolidated	Ricci, Gross, & Troy	The Riese Org.	—	345 West 44th St.	\$4.85 million	14,000 s/f	office/ commercial	sale
Senack Real Estate	—	—	—	334 Dean St. in Boerum	\$1.1 million	12 family apartments	residential	sale
Garrick-Aug	Kunikoff & Kave	Little Italy Pizzeria	—	20 Beaver St.	—	1,500 s/f	commercial	lease
Massey Knakal Realty Services	Gammino & Shapiro	Massey Knakal Realty Services	—	1605 York Ave.	\$2.4 million	26 ft. x 66 ft.	residential/ retail	sale
CB Richard Ellis	Tomasulo	Ginsburg Development	—	100 Summit Lake Dr., Valhalla	—	36,341 s/f	commercial	lease
Abner Properties	—	Top Notch Color	GVA Williams	39 West 19th St.	—	10,000 s/f	commercial	lease

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—	—	Services, Inc. Richard Pugatch	Hunter Realty Org.	214 West 39th St.	—	3,800 s/f	office/ commercial	lease
We're Group	Newman	Wilmington Financial	Wenk of The Staubach Co.	One Huntington	—	6,644 s/f	commercial	lease
Vintage Real Estate Services, LTD.	—	Tsubi	Pittel of Andrew A. Pittel & Co.	219 Mulberry St.	—	1,400 s/f	retail	lease
Winick Realty Group	Ruben's & Winick	Manhattan HGDC, LLC	Pittarella	200 Park Ave.	—	6,300 s/f	retail	lease
NAI Pyramid Brokerage Co.	Pavia	M.S.R. Plaza, LLC	—	8411 Seneca Tpke., New Hartford	—	93,000 s/f	retail	sale
Island Associates	Buono	Plessers Appliance	Island Associates	Robert Moses Causeway, West Islip, N.Y.	\$1.35 million	5,000 s/f	retail/ commercial	sale
Adams & Co.	Levy & Schwartz	Adams & Co.	Levy & Schwartz	1071 Ave. of the Americas	—	12,950 s/f	office/ commercial	lease
CB Richard Ellis/ Syracuse	—	Lennar Partners	Finn	Lake Hills Plaza, Horseheads - Syracuse	\$1 million	138,000 s/f	commercial/ land	lease
CB Richard Ellis/ Syracuse	—	Pietrafesa	—	8032 Rte. 11, Cicero	\$405,000	1.35 acre	commercial	lease
CB Richard Ellis/ Syracuse	Van Der Bogart - Clark of Pyramid Brokerage	Home Aids of CNY, Inc.	—	723 James St., Syracuse	\$400,000	14,000 s/f	commercial	lease
Dutchess Mall	GVA Williams and The Dagar Group	Home Depot	Bretti of Bretti Properties	I-84 & Rte. 9 intersection, Fishkill	—	132,000 s/f land	retail	lease
Helmsley-Spear	Leon Poll	Fashion Avenue Knits, Inc.	—	225 West 37th St.	—	11,000 s/f	commercial	lease
Monday Properties	in-house	Liz Claiborne, Inc.	in-house	1440 Broadway	—	11,000 s/f	commercial	lease
Steinberg & Pokoik Management Corp.	Newmakr's Yunis and Cooper	Geox USA	CB Richard Ellis	575 Madison Ave.	—	6,300 s/f	retail	lease
Sholom & Zuckerbrot Realty, LLC	—	The Men's Wearhouse	—	Atlantic & Flatbush Ave., Brooklyn	—	5,400 s/f	retail	lease
The Kaufman Org.	Heaner & Greenspan	The Kaufman Org.	Heaner & Greenspan	499 Seventh Ave. (The Fashion Tower)	—	4,500 s/f	retail	lease
Sinvin Realty Corp.	Owles & Sinder	Sinvin Realty Corp.	Owles & Sinder	158 Mercer St.	—	2,500 s/f	retail	lease
—	—	Underground Station & Lids	Beslin of GVA	460 Fulton St., Brooklyn	—	3,660 s/f	retail	lease
Century 21 Yve	Gottlieb	Delores Buonocore	Deloris Buonocore	720 Manhattan Ave., Brooklyn	\$1.25 million	1,750 s/f	retail	sale
Kaufman/Adler Realty	Heaner	Exclusively Misook	Hartmarx Corp.	499 Seventh Ave.	—	9,00 s/f	office	lease
Winick Realty Group, AB Partners Manhattan HGDC	Winick Gols, and Weisfisch	Manhattan HGCD, LLC	Virginia Pittarelli	200 Park Ave. South	—	6,300 s/f	retail	lease
Quinn Commercial Properties	—	Michael's Stores	Quinn Commercial Properties	The Waterfront at Port Chester 333 North Central Ave. at Hartsdale, N.Y.	—	25,000 s/f 18,000 s/f	retail	lease
Prudential Douglas Elliman	Consolo & Aquino	K.C. Thompson	Consolo & Aquino	987 Madison Ave.	—	1,000 s/f	retail	lease
Cushman & Wakefield	Barry Zeller	Duane Reade	Winick Realty Group	250 West 57th St.	—	125 s/f	retail	lease
Tishman Speyer Properties	in-house	Moses & Singer	GVA Williams	405 Lexington Ave.	—	88,000 s/f	commercial	lease
—	—	Besen & Associates	Ron Cohen	44 & 46 West 22nd St.	\$5.53 million	7,517 s/f	residential/ retail	sale
Stadtmauer	Cohen	—	Missry	2914-2916 Third Ave., Bronx	\$15 million	45,000 s/f	commercial	sale
—	—	Frito-Lay & Quattro Properties	Sholom & Zuckerbrot	222 Morgan Ave.	\$8.7 million	182,000 s/f	commercial	sale
Zborovsky C0.	Zborovsky	Argent Ventures	—	127 West 82nd St. and 243 West 98th St., Manhattan	\$8 million	2 blocks	retail	sale

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Newmark	Frantz	1359 Broadway	—	1359 Broadway	—	34,591 s/f	retail	lease
Deutsche Bank	Berkey	Regent Business Ctr.	CBRE's Griswold	1325 Ave. of the Americas, Manhattan	—	45,000 s/f	commercial	lease
Cushman & Wakefield	Amrich	Olayan Group	Revson & Staubach	505 Park Ave.	—	24,453 s/f	commercial	lease
Newman & Epstein	—	—	Finkelstein Newman	SoHo	\$54.5 million	110 units/ 6 stores	residential/ retail	sale
Monday Properties	in-house	Marquis Jet Partners	Mongeluzo of Newmark	230 Park Ave.	—	10,000 s/f	commercial	lease
Massey Knakal Realty Services	Shimon Shkury	A Manhattan user	Massey Knakal Realty Services	119 West 130th St.	\$675,000	4,712 s/f	retail	sale
I & G Lexington LLC	Jones Lang LaSalle	—	—	370 Lexington Ave.	—	12,146 s/f	commercial	lease
Kaufman Realty Corp.	Raskob	Winoker Realty Co.	Kahane	519 Eighth Ave., Manhattan	—	10,000 s/f	commercial	lease
Cushman & Wakefield	Zeller	Paymentech	C. & W.'s Greenspan & Ross	250 West 57th St.	—	6,750 s/f	commercial	lease
Winoker Realty Co., Inc.	Ira Fishman, Abdo, & Dana Fishman	JDF Realty	Frischman	1190 Park Ave., Manhattan	—	6,000 s/f	commercial	lease
NAI Pyramid Brokerage Co.	—	M.S.R. Plaza, LLC	—	8411 Seneca Tpke., New Hartford	\$2 million	93,000 s/f	retail	sale
Ivy Realty	DiThommaso Jr., CEO	RPW Group	—	399 Knollwood Rd., White Plains	\$24.7 million	138,000 s/f	office	sale
SF Properties LLC	Caplan	Rockland Realty	Caplan	33 Rte. 304, Nanuet	—	20,000 s/f	office/ commercial	lease
CB Richard Ellis Syracuse	Finn	Horsehead Heights Associates	Finn	Lake Hills Plaza, Horseheads	\$1.008 million	138,000 s/f	commercial	sale
CB Richard Ellis Syracuse	—	—	Pietrafesa	8032 Rte. 11, Cicero	\$405,000	1.35 acre	commercial	sale
CB Richard Ellis Syracuse	Van Der Bogart & Clark	Home Aides of CNY	—	723 James St., Syracuse	\$400,000	14,000 s/f	commercial	sale
CB Richard Ellis Syracuse	—	Dealers Engine Sales, Inc.	Van Der Bogart	1901 Lemoyne Ave.	—	18,100 s/f	commercial	lease
CB Richard Ellis Syracuse	Anninos & Rogers	Combined Insurance Co. of America	—	890 7th North St., Liverpool	—	1,295 s/f	office	lease
CB Richard Ellis Syracuse	Anninos	Flying Turtle Toys	—	5431 South Bay Rd., North Syracuse	—	2,853 s/f	retail	lease
Vanguard - Fine Retail Store Leasing, LLC	CB Richard Ellis/Albany	Tractor Supply Co.	Macaffer	Columbia Center, Hudson	\$3.75 million	24,000 s/f	retail	lease
CB Richard Ellis/Albany	Finelli Development	Dunkin' Donuts	—	355 Broadway St., Troy	—	825 s/f	retail	lease
Robert M. Armstrong Trust	Furlani and Tracey	Ward, Wilson & Dytiuk	Veronica Lynch	30 Jay St., Schenectady	—	7,000 s/f	office	sale
CB Richard Ellis	Hampton Center	Silhouette Optical	—	5 Ulenski Dr., Colonie	\$290,000	.69 acre	commercial	sale
Continental Industry Capital, LLC	—	Inside Track Speedway	Farrington of Pyramid	775 Elmgrove Rd., Rochester	—	30,810 s/f	commercial	lease