

# 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
411 Theodore Fremd Ave. Associates L.P.	Dunne & Bardsley	Willett Properties	Kenny & Beswick	411 Theodore Fremd Ave., Rye	\$22.6 million	111,078 s/f	office	sale
Massey Knakal Realty Services	Nelson & Burton	A Connecticut user	Massey Knakal & The Corcoran Group	3 King St., Manhattan	\$3.7 million	5 stories	residential	sale
—	—	Reckson Associates Realty	Scott Reckson	I-287 at the intersection of I-684 & The Hutchinsson River Pkwy.	\$255 million	1.6 million s/f	office	sale
—	Polsinelli of Besen & Associates	—	Polsinelli of Besen & Associates	332 East 30th St.	\$2.9 million	4,000 s/f	residential/ commercial	sale
GFI Realty Services, Inc.	Jungreis & Berger	—	—	111-113 Ward Ave.	\$6.5 million	50 units	residential/ retail	sale
Leslie J. Garfield & Company R.E.	Grossman	Leslie J. Garfield & Company R.E.	Grossman	306 11th St.	\$1.2 million	2,200 s/f	residential	sale
Adams & Co.	Greenberg & Levy	Hobo International	Greenberg & Levy of Adams & Co.	10 West 33rd St.	—	2,322 s/f	commercial	lease
Massey Knakal Realty Services	Ciraulo	1031 investor from Brooklyn	Massey Knakal and Coldwell Banker	56 West 39th St., Manhattan	\$4 million	9,598 s/f	commercial/ retail	sale
—	—	Mighty Map.com	Rudofsky	2644 Atlantic Ave., Brooklyn	—	54,000 s/f	commercial	sale
The Moinian Group	Manaco & Gohari	Regatta USA	Monaco & Gohari of The Moinian Group	1450 Broadway	—	29,554 s/f	commercial	lease
L.I. Industrial Group	Trias, Damiani, & Tsiolis of Sutton & Edwards	Balco Industries, Inc.	Chiniz of Park Place Realty	99 Lafayette Dr., Syosset	—	15,000 s/f	commercial	lease
—	Poretzky of Colliers ABR	Adam Kushner	Poretzky of Colliers ABR	390 Broadway	—	5,000 s/f	commercial	lease
Cushman & Wakefield	Serko, Zeller, DiRenzo, Malawar & Rappaport	—	Harbourton Enterprises	590 Madison Ave.	—	18,700 s/f (total)	commercial	lease
Cushman & Wakefield	Serko, Zeller, DiRenzo, Malawar & Rappaport	—	The Threshold Group	590 Madison Ave.	—	—	commercial	lease
Cushman & Wakefield	Serko, Zeller, DiRenzo, Malawar & Rappaport	—	Barclays Global Investors	590 Madison Ave.	—	—	commercial	lease
Steve Irace	Irace Realty	—	Guerra of Paragon Group	30 E. Hoffman Ave., Lindenhurst	—	21,500 s/f	commercial	lease
—	Perna of Newmark of L.I.	Liberty Moving & Storage	—	65 Commerce Dr., Hauppauge	—	67,000 s/f (total) 25,000 s/f	commercial	lease
—	Perna of Newmark of L.I.	Longo Commercial Cabinets	Sutton & Edwards	80 East Gates Ave., Hauppauge	—	35,000 s/f	commercial	lease
—	Perna of Newmark of L.I.	—	Primary Development, Inc.	6 Dubon Conn., Farmingdale	—	7,000 s/f	office	lease
—	Perna of Newmark of L.I.	—	Marine Equipment Supply Company	684 North Queens Ave., Lindenhurst	—	38,000 s/f	commercial	lease
—	Perna of Newmark of L.I.	—	Sterling Carpet	82 Modular Dr., Hauppauge	—	452,000 s/f (total) 46,000 s/f	commercial	sale
—	Perna of Newmark of L.I.	—	Air Distributors	19 Wilbur St., Lynbrook	—	36,000 s/f	commercial	sale
—	Perna of Newmark of L.I.	—	Suffolk Bus Transportation	—	—	—	commercial (parking)	sale
—	Perna of Newmark of L.I.	—	Whitson's Food	1800 Motor Parkway, Hauppauge	—	42,000 s/f	commercial	sale
—	Perna of Newmark of L.I.	—	Culinart	175 Sunnyside Blvd., Hauppauge	—	22,000 s/f	commercial	sale
—	Perna of Newmark of L.I.	—	Rechler Equity Ptrs.	200 Trade Zone Dr., Hauppauge	—	61,000 s/f	commercial	sale
—	Sutton & Edwards/TCN Worldwide	Schwartz of GHP Office Realty	Leiderman & Cebula of Sutton & Edwards	585 Stewart Ave., Garden City	—	3,500 s/f	office	lease
Blumenfeld Development Group	—	Wachtler Knopf Equities	Wachtler	500 Bi-County Blvd., Melville	—	451,000 s/f (7 buildings) 160,000 s/f	—	lease
Blumenfeld Development Group	—	Wachtler Knopf Equities	Wachtler	115 Broad Hollow Rd., Melville	—	—	—	lease

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Blumenfeld Development Group	—	Wachtler Knopf Equities	Wachtler	121 Broad Hollow Rd., Melville	—	—	—	lease
Blumenfeld Development Group	—	Wachtler Knopf Equities	Wachtler	1800 Walt Whitman Rd., Melville	—	—	commercial	lease
Blumenfeld Development Group	—	Wachtler Knopf Equities	—	45 S. Service Rd., Plainview	—	—	commercial	lease
Blumenfeld Development Group	—	Wachtler Knopf Equities	—	125 E. Bethpage Rd., Plainview	—	—	commercial	lease
Bonne Bell	Stone & Owles of Sinvin	Uniglo Design Studio N.Y.	Stone	620 Ave. of the Americas	—	3,400 s/f	commercial	lease
—	Sinder & Owles of Swinvin Realty Group	Wiana Realty Corp.	Wiana Realty Corp.	275 & 295 Greenwich St., Manhattan	\$13.74 million	18,000 s/f	retail	sale
—	Nugent & Petriello of CB Richard Ellis	Avista Capital Partners	Nugent & Petriello of CB Richard Ellis	65 East 55th St., Manhattan	—	16,101 s/f	office	lease
—	—	Manhattan Renovations	Kate of Winoker Realty	10 East 33rd St., Manhattan	—	2,500 s/f	commercial	lease
Reilly Mann Newell Realty Group	Jim Mann	—	Jim Mann	540 West 189th St., Manhattan	\$2.727 million	30 units	residential	sale
—	Silverstein of Murray Hill Properties	Budo Fitness	Regal of ABS Partners, Real Estate	15 West 39th St.	—	11,951 s/f	commercial	lease
Merringoff Properties	Sasso & Francis	Lewis & Kennedy	Regal Brudner of ABS Partners	360 Lexington Ave. (21st Floor)	—	6,091 s/f	office	lease
Empire State Building	Sullivan	Goldstein Communications Ltd.	—	Empire State Building	—	18,000 s/f (total) 2,322 s/f	—	lease
—	—	Speedy Title, LLC	—	Empire State Building	—	3,282 s/f	—	lease
—	—	Circle Pensions of N.Y. Inc.	Hinden & Siebens	Empire State Building	—	1,624 s/f	—	lease
—	—	Alternet	Hinden & Siebens	Empire State Building	—	1,624 s/f	—	lease
ABS Partners R.E. & Helmsley-Spear, Inc.	Altman, Schenker, Hornstock, Weisfisch, & Modell	—	—	160 Fifth Ave.	\$70 million	142,516 s/f	office	sale
Dawing Real Estate	Carpenter & Koullias	—	Charles Martino Realty	1440 Forest Ave., Staten Island	—	19,000 s/f	retail	sale
Colliers ABR	Heller of Friedman, Kraus, & Zlotolow	AEW Capital Management	Lynch of Lynch Associates	229 West 28th St.	—	156,000 s/f	office	sale
Sinvin Realty Corp.	Betesh & McCann	Mysterious Bookshop	Schorn of N.Y.	58 Warren St.	—	2,600 s/f	retail	lease
Massey Knakal Realty Services	Knakal & Olsen	A Manhattan developer	—	250 East 60th St., Manhattan	\$11.75 million	37,422 s/f	commercial	sale
GFI Realty Services, Inc.	Berger, Jungreis & Steinmetz	—	—	265-273 West 146th St., Manhattan	\$8.5 million	100 units	residential	sale
Leslie J. Garfield & Co.	—	Gagosian Gallery	Maltzman	522-28 West 21st St.	—	9,200 s/f	commercial	lease
Leslie J. Garfield & Co.	Garfield & Pravda	—	—	63 East 93rd St.	\$5.6 million	3,060 s/f	residential	sale
—	Enea of NAI Friedland Realty, Inc.	Piccinni Industries	Teger of Rockland Realty	37 Ramland Rd., Orangeburg	\$4.4 million	56,500 s/f	office/ commercial	sale
Warner of Mack-Cali	Warner of Mack-Cali	Westchester Broadway Theatre	Hannigan & Sherman of Choyce Peterson	1 Broadway, Cross Westchester Executive Park, Elmsford	—	32,720 s/f	commercial	lease
The Treeline Cos.	Ingram & Hebron and Silver	—	Massey Knakal Realty Services	205 Montague St., Brooklyn	—	18,750 s/f	office	lease
Sutton & Edwards and TCN Worldwide	Leiderman	North Shore Medical Center	—	One Hollow Ln., Lake Success	—	7,860 s/f (total) 5,260 s/f	commercial	lease
Sutton & Edwards and TCN Worldwide	Leiderman	Completecare Cardiology	—	2001 Marcus Ave., Lake Success	—	2,600 s/f	commercial	lease
T Square Properties	—	Wechsler & Co.	—	45 Kensico Dr., Mount Kisco	—	6,451 s/f (total) 3,548 s/f	office	lease

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T Square Properties	—	Arrowsmith	—	45 Kensico Dr., Mount Kisco	—	2,903 s/f	commercial	lease
Silverstein Properties	CB Richard Ellis	Ameriprise Financial	Silberfein of Trammel	7 World Trade Center (39th Fl.)	—	20,000 s/f	commercial	lease
Silverstein Properties	Mittlemann	The New York Academy of Sciences	Tighe of CB Richard Ellis	7 World Trade Center (39th Fl.)	—	40,000 s/f	commercial	lease
—	—	—	Atzil of Itzhaki Props.	506 & 514 West 146th St.	\$3.3 million	33,372 s/f	residential	sale
ITJ Properties	Itzhaki Properties	A N.Y.-based family-owned R.E. investor	Itzhaki Properties	450 Broadway, 151, 153, 155, & 157 Prince St.	\$18 million	5 buildings	retail	sale
Adams & Co.	Greenberg	Latincollector, Inc.	Coudert of George Comfort & Sons	37 W. 37th St.	—	1,719 s/f	commercial	lease
Massey Knakal Realty Services	—	A Long Island investor	Massey Knakal Realty Services	175-177 East Houston St., Manhattan	\$5.4 million	3,925 s/f	retail/ commercial	sale
NAI DG Hart	—	Round-The-World Logistics, Inc.	A.B. Watley	50 Broad St.	—	4,000 s/f	commercial	lease
TIAA CREF	JRT Realty Group and Cushman & Wakefield	Axiom Capital Mgmt.	—	780 Third Ave., Manhattan	—	4,072 s/f	office/ commercial	lease
TIAA CREF	JRT Realty Group and Cushman & Wakefield	BenefitStreet, Inc.	—	780 Third Ave., Manhattan	—	2,515 s/f	office/ commercial	lease
TIAA CREF	JRT Realty Group and Cushman & Wakefield	Coview Capital, Inc.	—	780 Third Ave., Manhattan	—	1,940 s/f	office/ commercial	lease
TIAA CREF	JRT Realty Group and Cushman & Wakefield	Dematteo, Monness, LLC	—	780 Third Ave., Manhattan	—	10,075 s/f	office/ commercial	lease
TIAA CREF	JRT Realty Group and Cushman & Wakefield	Fiderion Group, Inc.	—	780 Third Ave., Manhattan	—	4,681 s/f	commercial	lease
TIAA CREF	JRT Realty Group and Cushman & Wakefield	Gottex Fund Mgmt.	—	780 Third Ave., Manhattan	—	4,541 s/f	commercial	lease
TIAA CREF	JRT Realty Group and Cushman & Wakefield	Lincolnshire Mgmt.	—	780 Third Ave., Manhattan	—	16,078 s/f	commercial	lease
TIAA CREF	JRT Realty Group and Cushman & Wakefield	Mitsui & Company	—	780 Third Ave., Manhattan	—	16,078 s/f	commercial	lease
TIAA CREF	JRT Realty Group and Cushman & Wakefield	Penn Mutual Life Insurance Company	—	780 Third Ave., Manhattan	—	2,961 s/f	commercial	lease
TIAA CREF	JRT Realty Group and Cushman & Wakefield	Suez USA, Inc.	—	780 Third Ave., Manhattan	—	2,897 s/f	commercial	lease
—	—	CountrywideHome Loans and Community National Bank	Ripco and Cebula of Sutton & Edwards, Inc.	1055 Franklin Ave., Garden City	—	10,700 s/f (total) 7,200 s/f 3,500 s/f	commercial	lease
Ivy Realty	—	Willrye Holdings LLC & Sivan, Rye, LLC	Dunne & Bardsley of CB Richard Ellis	411 Theodore Fremd Ave., Rye	\$22.6 million	111,078 s/f	office	sale
—	—	Entergy Nuclear Northeast	Cuddy & Caruso of CB Richard Ellis	440 Hamilton Ave., White Plains	—	51,400 s/f	commercial	lease
Mack-Cali Corp.	Warner	Westchester Broadway Theatre	Hannigan & Sherman of Choyce Peterson, Inc.	1 Broadway Plaza, Elmsford	—	32,720 s/f	commercial	lease
—	Newman of W&M Properties	Chapwood Capital, LLC	Wasserberger, Donohue & Abend of Jones Lang Lasalle	10 Bank St., White Plains	—	6,530 s/f	commercial	lease
Colliers ABR	Serko of Cushman & Wakefield	Social Security Administration and Senior Health Ptrs.	Serko of Cushman & Wakefield	345 East 102nd St.	—	22,400 s/f	commercial	lease
NAI DG Hart	Dadourian & Regan	Tribeca Associates	Ingerman	85 West Broadway	\$428 per s/f	2-story property	residential	sale
Rudin Management	Steinman	Cambridge University Press	Picco & Amarante of Cushman & Wakefield	32 Ave. of the Americas, Manhattan	—	60,000 s/f	commercial	lease
GFI Realty Services	Abudi	GFI Realty Services	Abudi	657 Lenox Ave.	\$3.6 million	20 apartments	residential	sale
Arnell Group	—	KBS Realty, Kaufman	CB Richard Ellis	130 Prince St.	\$46 million	78,000 s/f	office/ retail	sale

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SL Green Realty Corp.	Roseman & Slosberg of Newmark Retail	The Body Shop	Pittarelli of Madison HGCD	420 Lexington Ave.	—	1,800 s/f	commercial	lease
Bauer & Glickman	Cushman & Wakefield	Vanderburgh & Co., Inc.	Managed of Adams & Co.	99 Park Ave.	—	2,648 s/f	commercial	lease
Trinity Real Estate	Pizer, Lynch, Manzano	The Guggenheim Foundation	Cear & Mangiacotti of CB Richard Ellis	345 Hudson St.	—	39,426 s/f	office	lease
Cablevision Systems Corp.	Rosenbluth of Real Estate Strategies, Ltd.	Weight Watchers International	Ippolito of Newmark & Co. Real Estate, Inc.	300 Jericho Quadrangle, Jericho	—	36,000 s/f	office	lease
—	Lederman of CB Richard Ellis	Mayfair Capital Group, LLC	Kraus & Higgins of The Staubach Co.	350 Park Ave.	—	11,200 s/f	commercial	lease
—	Lynch of Trinity Real Estate	TheLadders.com, Inc.	Shapse & Schwartzberg of Studley	137 Varick St.	—	25,640 s/f	commercial	lease
New Millennium Estates, Ltd.	Frederick & Michaels of Colliers ABR, Inc.	U.S. Shipping Partners	Staubach	10 East 53rd St.	—	15,575 s/f (total) 7,446 s/f	commercial	lease
New Millennium Estates, Ltd.	Frederick & Michaels of Colliers ABR, Inc.	VMS Associates, LLP	Staubach	10 East 53rd St.	—	8,129 s/f	commercial	lease
—	Greenberg & Levy of Adams & Co.	Viewmark USA, Inc.	Greenberg & Levy of Adams & Co.	10 West 33rd St.	—	2,895 s/f	commercial	lease
S L Green	Anderson	Meltzer/Mandl Architects	Mande	215 Park Ave. South	—	2,326 s/f (expansion)	commercial	lease
—	Rosengarten of Leslie J. Garfield & Co.	—	Stillwell of The Corcorna Group	429 East 84th St.	\$4.25 million	3,200 s/f	residential	sale
Cabot Investment Properties	—	Rudder of Time Equities, Inc.	—	55 Fifth Ave., (13th Floor)	—	3,326 s/f	commercial	lease
Cushman & Wakefield	Burgio, Defaly, Field & Gambino	Huron Consulting Group	Riuardi, Kiel, Neye of Jones Lang LaSalle	1120 Ave. of the Americas	—	56,000 s/f	commercial	lease
Sutton & Edwards, Inc./ICN Worldwide	—	Triumph Funding Corp.	Launer & Creedon of Sutton & Edwards	175 Crossways Park W., Woodbury	—	40,000 s/f	commercial/ office	lease
Robert Fink	Equity Office Properties	W.P. Stewart	Revson of The Staubach Co.	527 Madison Ave.	—	33,173 s/f	commercial	lease
—	Rigliardi of Jones Lang LaSalle	Balyasny Asset Management	Schmall & Weiss of Studley	135 East 57th St.	—	20,250 s/f	office	lease
—	Merrill of Time Equities	Magnum Management	Nelson of Massey Knakal Realty Services	421 East 13th St.	\$19.763	66,980 s/f	residential	sale
The Kauman Org.	—	Kenzer Corp.	Abdo of Winoker Realty Co.	450 Seventh Ave.	—	4,934 s/f	commercial	lease
Massey Knakal Realty Services	DeCheser	A Manhattan converter	Massey Knakal Realty Services	56 Canal St.	\$25 million	12 stores	commercial	sale
—	Zeller of Cushman & Wakefield	Bevman Office Ctrs.	—	250 West 57th St.	—	—	office	lease
—	Jim & Jeff Buslik of Adams & Co.	Acoustiguide Inc.	Goodman of Newmark & Co., Real Estate	102 West 38th St.	—	4,150 s/f	commercial	lease
—	Levin of Sperry Van Ness	A private investor from New York	French of Sperry Van Ness	3945 Ridge Rd., Newfane	\$7.17 million (total)	—	retail	sale
—	Levin of Sperry Van Ness	Wilson Farms	—	340 Allen St., Jamestown	—	2,835 s/f	retail	sale
—	Levin of Sperry Van Ness	Wilson Farms	—	480 Aurora St. Lancaster	—	3,087 s/f	retail	sale
—	Levin of Sperry Van Ness	Wilson Farms	—	5589 Transit Rd., Clarence	—	2,835 s/f	retail	sale
Columbia Hyde Group,	Dunne & Bassett of CB Richard Ellis	Stop & Shop	Dunne & Bassett of Inland R.E. Acquisitions	Rte. 9, St. Andrews Rd., Hyde Park	\$13 million	15.4 acres	retail	sale
—	Jeff Winick of Winick Realty Group	The Downtown Club and Art Deco	—	20 West St.	—	9,000 s/f	commercial/ residential	lease
—	Newmark Retail	Equity Fitness Clubs	Roseman of Newmark Retail	568 Broadway	—	40,000 s/f	commercial	lease

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—	Salmon of Helmsley-Spear, Inc.	Jeffrey Craig, Ltd.	Ash of The Kaufman Organization	1385 Broadway	—	7,904 s/f	commercial	lease
—	ABS Partners R.E., LLC and Winick Realty Group	A variety of retail stores	ABS Partners R.E., LLC and Winiker Realty Gr.	184 Fifth Ave.	—	6,500 s/f	office/ retail	lease
Brause Realty Co.	Winoker Realty Co.	—	—	320 Fifth Ave.	—	17,090 s/f (total)	retail	lease
—	Jeff Winick of Winick Realty Group	39 St. Fashion Center	Jeff Winick of Winick Realty Group	250 West 39th St.	—	200,000 s/f (total)	retail	lease
—	Jeff Winick of Winick Realty Group	141 West 36th St. 141 FX Fashion Exchange	Jeff Winick of Winick Realty Group	141 West 36th St.	—	132,000 s/f (total)	retail	lease
The Moinian Group	Monaco	The Moinian Group	Monaco	1450 Broadway (1st floor)	—	15,398 s/f	commercial	lease
—	Levy & Schwartz of Adams & Co.	Wear First Sportswear, Inc.	Levy & Schwartz of Adams & Co.	42 West 39th St.	—	11,500 s/f	commercial	lease
Storepark, LLC	Spiegel of Rose Assocs.	Radio Shack	in-house	333 West 57th St.	—	1,720 s/f	commercial	lease
Embassy	Farrell of Helmsley-Spear	Bliss Nails, Inc.	Helmsley-Spear	301 East 47th St.	—	1,039 s/f	retail	lease
Feldman Mall Properties, Inc.	—	The Cheesecake Factory, Inc.	Feldman Mall Properties, Inc.	Colonie Center, Albany	—	10,000 s/f	retail	lease
Feldman Mall Properties	Feldman	Regal Cinemas, Inc.	—	Colonie Center, Albany	—	60,000 s/f	commercial	lease
Hemisphere Holdings Corp.	Bucci	Platform Realty	—	86 Willett St., Albany	\$5.585 million (total)	68 units	residential	sale
Hemisphere Holdings Corp.	Bucci	Syracuse Ledges, LLC	—	221 East Ave. Syracuse	\$585,000	18 units	residential	sale
CB Richard Ellis	Michael Finn	Larry Van Der Bogart	—	3577 State Rte. 31, Clay	\$1.403 million (total)	—	—	sale
CB Richard Ellis	Michael Finn	Ken Tyminski	—	2946 Erie Blvd., Syracuse	\$367,500	5,608 s/f	—	sale
CB Richard Ellis	Michael Finn	Fast Lane Car Wash	Gramet & Anninos	28 W. First St., Fulton	\$250,000	—	commercial	sale
CB Richard Ellis	Michael Finn	Uptown News store (sold to an investor)	Christian	701 N. Salina St., Syracuse	\$135,000	6,000 s/f	commercial	sale
—	Cottet & Colucci of NAI Pramid Brokerage Co.	General Electric Commercial Finance	—	6619 Joy Rd., East Syracuse	\$1.3 million	60,400 s/f	commercial/ office	sale
—	Dworkin and August of LLD Enterprises	Canandaigu Crossings, LLC	—	State Rte. 332, Canandaigua	\$160,000	8,830 s/f	retail/ office	sale

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Building & Land Technology	CB Richard Ellis	Vertrue, Inc.	Cresa Partners	20 Glover Ave., Norwalk, Conn.	—	82,215 s/f	office	lease