

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
Macklowe Properties	Fried, Frank, Harris	McDermott Will & Emery	Stanton Towne	340 Madison Ave.	—	160,000 s/f	office	lease
L & L Acquisitions &	Sonnenblick-Goldman Co.	Principal Real Estate	Sonnenblick-Goldman Co.	142 W. 57th St.	\$120 million	259,808 s/f 3,241 s/f	office retail	sale
Massey Knakal	Leary & Massey	Kalmon Dolgin R.E.	a Westchester developer	220 Water St., Brooklyn	\$23.5 million	185,000 s/f	commercial/ residential	sale
—	Zimmerman Dellinger	—	Zimmerman & Dellinger	207-209 East 120th St., East Harlem	\$2.15 million	11 units	residential	sale
FTI Consulting	Hrodsky & Liss of Trammell Crow Co.	Hypo R.E. Capital Corp.	Vortex Group, LLC	622 Third Ave.	—	26,000 s/f	office	lease
SL Green	Swiger	Allianz Global Risks U.S. Insurance Co.	Sabesan & Selig of	317 Madison Ave.	—	9,206 s/f	commercial	lease
The William Kaufman Organization	Sage Group Associates	Cushman & Wakefield	Lowe & Daly	767 Third Ave.	—	12,200 s/f	commercial	lease
Morgan Stanley	Sprayregen & Wood	Laurus Funds	Kaufman & Wynne of Kaufman/Adler Realty	825 Third Ave.	—	21,000 s/f	commercial	lease
Newmark & Co.	Newman	Smooth Magazine	Fein of Adams & Co.	55 John St.	—	5,000 s/f	commercial	lease
Newmark & Co.	The Lifton family	The Parkoff Org.	Kleinberg & Staudigel of Tri-State Properties	Stewart Ave. Gardens, Garden City	\$41 million	100,000 s/f	residential	sale
—	—	Houlihan-Parnes/iCap Realty Advisors	—	277, 287, 295 & 305 Northern Blvd. in Great Neck	\$70 million (total)	400,000 s/f	9 buildings	sale
—	—	Houlihan-Parnes/iCap Realty Advisors	—	Expressway Plaza's 1, 2, & 3 in Roslyn Heights	—	—	—	—
—	—	Houlihan-Parnes/iCap Realty Advisors	—	585 Stewart Ave. in Garden City	—	—	—	—
JDF Realty, Inc.	Frischman	Thor Equities	Sitt	2914-2916 Third Ave., Bronx	\$15 million	45,000 s/f	mixed-use	sale
JDF Realty, Inc.	Frischman	Manhattan Property Investors Group	Salvato	228 Ave. B., New York City	\$40 million	—	residential	—
JDF Realty, Inc.	Frischman	Manhattan Property Investors Group	Salvato	96-04 to 96-10 37th Ave., Jackson Heights	—	—	—	—
JDF Realty, Inc.	Frischman	Manhattan Property Investors Group	Salvato	17 St. Mark's Place, East Village	—	—	—	—
JDF Realty, Inc.	Frischman	Manhattan Property Investors Group	Salvato	31-33 West 88th St., Greenwich Village	—	—	—	—
JDF Realty, Inc.	Frischman	Manhattan Property Investors Group	Salvato	2252-226 Haviland Ave., Bronx	—	—	—	—
Empire State Building	Helmsley-Spear	Café Europa	CB Richard Ellis' Trock and Baron	350 Fifth Ave.	—	3,972 s/f	retail/ commercial	lease
Reilly Mann Newel Realty Group	—	The Corcoran Group	Betsill	257 West 12th St. in the West Village	\$4.2 million	11 apartments	residential	sale
The Kaufman Group	Heaner	Nyland & Eckstein	—	450 Seventh Ave.	—	3,500 s/f	office	lease
Friedland Realty	Cokin	Simone Development	Friedland Realty	1200 Zerega Ave., Bronx	\$5.5 million	170,000 s/f	commercial	sale
Massey Knakal Realty Services	—	Ciraulo & Lala	Massey Knakal Realty Services	2654 Park Ave., Manhattan and 5 Canal Place	\$5 million	56,000 s/f	commercial	sale
M.C. O'Brien, Inc.	William P. O'Brien	Partnership for the Homeless	M.C. O'Brien, Inc.	100 Pennsylvania Ave., Brooklyn	—	3,400 s/f	commercial	lease
M.C. O'Brien, Inc.	William P. O'Brien	Eihab Human Services	M.C. O'Brien, Inc.	3021 Atlantic Ave.	—	7,500 s/f	commercial	lease
M.C. O'Brien, Inc.	Michael & William O'Brien	Church Ave. Merchants Block Association	M.C. O'Brien, Inc.	721 Berriman St.	—	10,000 s/f	commercial	lease
Massey Knakal Realty Services	Lala	A private individual from The Bronx	Massey Knakal Realty Services	760 East 229th St. in Williamsburg, Bronx	\$1.15 million	13,135 s/f (16 units)	residential	sale
Besen & Associates	Polsinelli & Blumberg	—	Martin Shaw, Esq.	St. George's Crescent, Bronx	\$714,000	40,000 s/f	residential	sale
Corporate Realty Income Fund	GVA Williams	Northern Shell	Weld of Colliers ABR	475 Fifth Ave.	—	17,500 s/f	commercial	lease
Corporate Realty	GVA Williams	Daikin U.S. Corp.	Blair	475 Fifth Ave. (18th Floor)	—	7,671 s/f	commercial	lease

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Income Fund								
Cohen Brothers	Cohen	UBS Securities	Donald Direnzo Jr. & Donald Direnzo Sr., Cushman & Wakefield	623 Fifth Ave.	—	115,000 s/f 30th Fl.	commercial	lease
Cohen Brothers	Cohen	Dune Capital Mgmt.	Coleman of Hanley Advisors					
Cohen Brothers	Cohen	Prentice Capital Mgmt.	Rosenhaus of Rosehaus Real Estate			32nd Fl.		
MoMa	CB Richard Ellis' Tighe, Appel, Kahaner	Harry Frank Guggenheim Foundation	Kahaner	The Museum Office Building, 25 West 53rd St.	—	5,000 s/f	office	lease
Massey Knakal Realty Services	Kalish & Knakal	A Manhattan couple	—	528-530 Ninth Ave., Manhattan	\$3.45 million	6,668 s/f	residential/ retail	sale
Newmark Retail	Alterman & Fox	Hard Rock Café	Taylor of Staubach Co.	1501 Broadway at West 43rd. St.	—	42,000 s/f	commercial	lease
CB Richard Ellis	Goldman, Fabrikant & Ades	L'Oreal USA	Hedman of CB Richard Ellis	565 Fifth Ave.	—	39,243 s/f	office	lease
Newmark Retail	Amira Yunis & Daniel Cooper	Geox USA	Steinberg & Pokoik Mgmt. Corp.	Madison Ave. at 575th St., Manhattan	—	6,300 s/f	retail	lease
Cushman & Wakefield	Frisoli, Ruggieri, & Rao	Foxton's	Nelson of CBRE	Harrison Executive Park, Purchase	—	22,500 s/f total 4,850 s/f	commercial	lease
Cushman & Wakefield	Frisoli, Ruggieri, & Rao	Tokyo Leasing	Roy Katter of Katter Properties			4,950 s/f		
Cushman & Wakefield	Frisoli, Ruggieri, & Rao	Commerce Bank	—			5,000 s/f		
Cushman & Wakefield	Frisoli, Ruggieri & Rao	Office of Dr. Lederman	—			5,200 S/F		
Cushman & Wakefield	Frisoli, Ruggieri & Rao	Star Medical Staffing	—			1,472 s/f		
Cushman & Wakefield	Frisoli, Ruggieri & Rao	Office of Dr. Morris & Dickson	—			1,100 s/f		
—	—	7-Eleven	Schwartz of Retail Realty, LLC	23rd St. & Park Ave., Manhattan	—	1,400 s/f	retail	lease
—	—	The Dermot Co.	—	229 East 12th St. 75-81 Orchard St.	—	2 buildings	residential	sale
Massey Knakal Realty Services	Ciraulo	A condominium converter	Massey Knakal & Soethby's Int'l.	224 East 14th St., Manhattan	\$1.6 million	5,488 s/f	retail	sale
EastRidge Properties	Lynch & Delgorio	W J Deutsch & Sons	EastRidge Properties	White Plains	—	72,486 s/f (total)	residential	lease
EastRidge Properties	Lynch & Delgorio	Valerie Wilson Travel	Joseph Grotto of Colliers ABR, Inc.					
EastRidge Properties	Lynch & Delgorio	Exsif Worldwide, Inc.	Criag Lemle of Julien J. Studley, Inc.					
EastRidge Properties	Lynch & Delgorio	Genesys Engineering	EastRidge Properties					
EastRidge Properties	Lynch & Delgorio	Woodward & Curran	John McCarthy of McCarthy & Assoc.					
EastRidge Properties	Lynch & Delgorio	Bohler Engineering	EastRidge Properties					
EastRidge Properties	Lynch & Delgorio	Robert Half International	Al Gutierrez of CB Richard Ellis					
EastRidge Properties	Lynch & Delgorio	Met Life Insurance Co.	Kim Mowers of Grubb & Ellis Co.					
EastRidge Properties	Lynch & Delgorio	Dowd Associates	EastRidge Properties					
EastRidge Properties	Lynch & Delgorio	Morgan Chase Bank	William Cuddy of CB Richard Ellis					
EastRidge Properties	Lynch & Delgorio	Genesys Enterprises	EastRidge Properties					