

# 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
Durst Organization	Tom Bow	Kaye Scholer	CB Richard Ellis - Craig Reicher	1155 & 1133 Ave. of the Americas.	—	10,000 s/f	office	lease
Cushman & Wakefield	Serko & Cohen	S L Green	—	625 Madison Ave.	\$232 million	600,000 s/f	office	sale
Massey Knakal	Paul Massey	—	Massey Knakal	1111 First Ave.	\$3.975	9,150 s/f	residential/ retail (1 store)	sale
Adams & Co.	James Buslik	Adams & Co.	James Buslik	1115 Broadway	—	43,500 s/f	commercial	lease
—	Sidney Gable Associates	D.A. Horgan, LLC	Sidney Gable	830 Pennsylvania Blvd., Feasterville, Penn.	\$730,000	20,000 s/f	commercial	sale
CB Richard Ellis	Jeffrey Dunne	Brookwood Financial Partners	Jeffrey Dunne	Morristown, N.J.	\$38.75 million	226,547 s/f	office	sale
Deutsche Immobilien Fonds AG	Metzler North America	Brookfield Properties	—	Potomac River (across from Washington, D.C.)	\$106 million	19-story	office	sale
Ciminelli Real Estate Corp.	CimLink Real Estate Services	Cushman & Wakefield of Florida	—	Northdale Office Building	\$9 million	95,000 s/f	office	sale
CB Richard Ellis	Nole & Frame	Alliance Advisory Group	—	Basin Park, 1150-1160 Pittsford- Victor Rd., Rte. 96, Pittsford (3 leases)	—	12,800 s/f	office/ commercial	lease
Massey Knakal Realty	Nelson & Knakal	—	—	230 West 15th St., Manhattan	\$2.8 million	4,455 s/f	residential	sale
Cushman & Wakefield	Latham & Oelsner	Elad Properties	Miki Naftali	59th St. & Central Park South	\$675 million	19-story 807-room	commercial	sale
Newmark	Peck	Boston Properties	CB Richard Ellis (25th & 35th floors)	Times Square Tower	—	10,000 s/f	commercial	lease
GVA Williams	Cohen & Engle	CB Richard Ellis	Karson, Stevens, & Robbins	136 Madison Ave.	—	66,000 s/f	commercial	lease
Winoker Realty	Rudes & Alberti	Associates of Junior Leagues International	Rudes & Alberti	90 Williams St., Manhattan	—	10,877 s/f	commercial	lease
Grubb & Ellis	Cannon & Rosen	Adams & Company	David Levy	711 Fifth Ave.	—	17,201 s/f	commercial	lease
CB Richard Ellis	Anderson, Robbins, & Weinstabel	Cushman & Wakefield	Fiducial, Inc.	1370 Ave. of the Americas	—	10,269 s/f	commercial	lease
W & M Properties	Pudalov & Posniak	Newmark	Ging, Kronstadt, & Kesseler	501 Seventh Ave., Manhattan	—	12,000 s/f	office	lease
Massey Knakal	—	—	—	Myrtle Ave., Brooklyn	\$21 million	16,478 s/f	residential or commercial	sale
Massey Knakal	Simone & Cohen	Massey Knakal	—	2112 Honeywell Ave., Bronx	\$835,000	17,200 s/f	residential	sale
Kalmon Dolgin	Mayzlin	SYZ Holdings	—	120 Stuyvesant Pl., Staten Island	\$6.3 million	80,000 s/f	office	sale
Hunter Realty Org. LLC	Michael Okun	Syntel, Inc.	Cushman & Wakefield	One Exchange Place	—	3,406 s/f	commercial	lease
Marcus & Millichap R.E. Investment	Von Der Ahe & Bands	—	Von Der Ahe & Bands	2065 Grand Concourse, Bronx	\$7.1 million	96 unit	residential	sale
Massey Knakal	Ann Demarzo	RFR Holdings	—	14 East 82nd St., Manhattan	\$8 million	10,058 s/f	residential	sale
Glenwood Management	—	Hampton Court	—	333 East 102nd St.	—	229 units	residential	lease
Adams & Co.	Jeff Buslik	National Urban Fellows	James Buslik of	102 W. 38th St.	—	4,150 s/f	commercial	lease
Meridien Properties of New York	Zborovsky & Co., Inc.	—	Mark Zborovsky & Co., Inc.	687 Bronx River Rd., Yonkers	\$4 million	35 units	commercial	sale
MOeJOe Developers	Gora & Laynberg	—	—	444 West 19th St.	—	42 units	residential	sale
Kaufman Organization	Michael Kaufman	Fundex Asset Mgmt.	—	535 Fifth Ave.	—	4,799 s/f	office	lease
Cushman & Wakefield	—	Thomson Financial	H.J. Kalikow & Co.	195 Broadway	—	150,000 s/f	office	lease
Cushman & Wakefield	Barry Zeller	Radiovisa	—	250 West 57th St., Manhattan	—	1,608 s/f	office	lease
CB Richard Ellis	Turchin, Powers, Gibson	Studley	Barlow, Farmakis	7 Times Square, Manhattan	—	26,000 s/f	commercial	lease
Cushman & Wakefield	Spiegelman, Frangos	Pierre Marcolini	Judson Realty	485 Park Ave.	—	950 s/f	commercial	lease
CRESA	Roundell, Rayner, & Wartels	Liddle & Robinson, LLP	Marek Tuminelli	800 Third Ave.	—	19,196 s/f	commercial	lease

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GFI Realty	Vegh & Mendelsohn	—	GFI Realty	4307 12th Ave., Brooklyn	\$1.435 million	16 units	residential	sale
Winokur Realty Corp.	Cooperstock	Adams & Co.	Spitalnick	205 W. 39th St.	—	14,314 s/f	commercial	lease
Hunter Realty Org.	—	MacDonald Media	Okun & Sabesan	461 Park Ave. S.	—	4,400 s/f	commercial	lease
Pluzynski & Assoc., Inc.	Brian Weld	Cydoor Desktop Media	Kaufman/Adler Realty	26 West 17th St.	—	9,000 s/f	commercial	lease
—	—	Investment Mgmt. Co.	Georgia Maline	240 West 73rd St.	\$51 million	200 units	residential/ commercial	sale
Vornado Realty Trust	Glen Weiss	Studley	Lemle & Barlow	888 7th Ave.	—	69,232 s/f	commercial	lease
RFR Realty	Jon Mayeske	The Buzz Group	Aaron Block	18 East 41st St.	—	4,000 s/f	residential	lease
Massey Knakal	—	Massey Knakal	Ciraulo, Peter and Michael Decheser	8 Beach St., Manhattan	\$5.7 million	12,975 s/f	commercial/ residential	sale
NAI Friedland Realty	Mike Mahoney	NAI Friedland Realty	Mike Mahoney	400 East Fordham Rd., Bronx	\$35-\$40 million	145,095 s/f	retail	sale
CB Richard Ellis	Pudalov, Wildes, & Kamenetsky	—	Cyrus Capital	390 Park Ave.	—	20,400 s/f	commercial	lease
Cushman & Wakefield	Cefaly & DiRenzo Jr.	Boston Properties	Turchin & Gibson	Boston Properties' Times Square Tower	—	50,000 s/f	commercial	lease
NAI Friedland Realty, Inc.	Cokin, Kornspun, & Schneiderman	NAI Friedland Realty, Inc.	—	Boston Post Rd., at exit 9, Hutchinson River Parkway	—	200,000 s/f	retail	lease
Leslie J. Garfield & Co.	—	—	—	526 West 22nd St.	\$4.24 million	4,500 s/f	commercial	sale
Jones Lang LaSalle	Rigliardi & Centro	Wachovia Bank	—	One New York Plaza	—	620,000 s/f	office	lease
Staubach	Revson, Rece, Horner	Lovells	—	909 Third Ave.	—	10,753 s/f	commercial	lease
Massey Knakal	—	—	—	92-12 31st Ave., Queens	\$405,000	2-story	retail/ residential	sale
Print Icon	Upside Ventures	—	—	7 West 18th St., Chelsea	—	4,700 s/f	commercial	sale
Trionfo of Upside	John R. Lynch, PC	Chris Coschignano, PC	John R. Lynch, PC	80 Clinton St., Hempstead	\$10.23 million	225,000 s/f	commercial	sale
Underwriters Laboratory	Cushman & Wakefield	Air Techniques, Inc.	—	Melville, N.Y.	\$7.9 million	12.46 acres	office/ commercial	sale
Krinsky R.E. Corp. & Select Investment Realty Advisors	Charles Chiamonte	free-standing super- market	—	Morrisville, Vt.	\$22 million (3 properties)	46,888 s/f	retail	sale
Krinsky R.E. Corp. & Select Investment Realty Advisors	Charles Chiamonte	C. & S.	—	Tannerville	—	21,756 s/f	retail	sale
Krinsky R.E. Corp. & Select Investment Realty Advisors	Charles Chiamonte	a strip-center	—	Valatie	—	72,332 s/f	retail	sale
Long Island Wholesalers, Inc.	Coldwell Banker Commercial	KFI Industries	—	315 Bay View Ave., Amityville	\$2.9 million	58,000 s/f	commercial	sale
Holliday Fenoglio Fowler, L.P.	—	Keyport Plaza	Mikula & Cadranel	Keyport Plaza Keyport, N.J.	\$16.5 million	75,914 s/f	retail	sale
Besen & Associates	Adelaide Polsinelli	—	—	621-29 W. 171st St. 620-626 W. 172nd St., Washington Heights	\$15 million	84 units	residential/ retail	sale
Cornelia Spa	Rappaport of Newmark	Ferragamo	C&W's Isaacs, Galinsky, Tanzmann	One East 52nd St. 663 Fifth Ave.	—	20,000 s/f	retail	lease
—	—	Upside Ventures	Trionfo	242-244 West 61st St., Manhattan	\$5.6 million	22 units	residential	sale
Leslie J. Garfield	Phyllis Lerner	Leslie J. Garfield	Phyllis Lerner	215 East 48th St.	\$2.95 million	3,612 s/f	residential	sale
Capin & Associates	Shafran, Goldman, Vanderpool	Capin & Associates	Shafran, Goldman, Vanderpool	2547 Aqueduct Ave., Bronx 2390 Davidson Ave., Bronx	\$5 million	38,250 s/f 39,600 s/f	residential	sale
Kalmon Dolgin Affiliates, Inc.	Lopez & Fagan	Kalmon Dolgin Affiliates, Inc.	Lopez & Fagan	45-20 Astoria Blvd.	\$2.85 million	28,000 s/f	commercial	sale
CB Richard Ellis	Gerla, Foster, & Morris	—	—	99 Wall St.	—	100,000 s/f	commercial	lease

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Massey Knakal	O'Malley	Franz Felix	—	551-553 Manhattan Ave.,	\$1.9 million	8,269 s/f	residential	sale
Cushman & Wakefield	Barry Zeller	Radiovisa Corp. Manhattan Bridge Club IMC Investments	—	250 West 57th St.	—	26,000 s/f	office	lease
Studley	Rudin Mgmt. Co.	McKee Nelson	Johnson & Farmakis	1 Battery Park Plaza	—	67,000 s/f	office	lease
Cushman & Wakefield	Chudnoff Dusek	Curtco Media	Cushman & Wakefield	1177 Ave. of the Americas	—	24,000 s/f	office	lease
Madison Development	Storage USA	—	—	122-20 Merrick Blvd., Queens	\$10.8 million	66,000 s/f	commercial	sale
Lennar Partners	—	Nassimi Realty	—	4000 Tuscarawas St., Canton, Ohio	—	433,500 s/f	retail	sale
Granite Partners, LLC	Talmadge Hocker	Rouse Co.	—	Oxmoor Center Mall, Louisville, Ky.	\$123 million	930,000 s/f	retail	sale
Kempner Corp.	—	CVS Corp.	—	309-325 Mamaroneck Ave., White Plains	—	15,346 s/f	retail	lease
Krinsky Real Estate Corp.	—	Hannaford Brothers	—	Morrisville, Vt.	\$22 million (3 properties)	46,844 s/f	retail	sale
Krinsky Real Estate Corp.	—	C&S	—	Tannerville, N.Y.	—	21,756 s/f	—	—
Krinsky Real Estate Corp.	—	Grand Union Supermarket	—	Valatie, N.Y.	—	72,332 s/f	—	—
Upstate Commercial	Guy Blake	Marwest, LLC	Guy Blake	Rte. 9W & Riverview Dr.	\$2.3 million	27,000 s/f	retail	sale
Friedland Properties	in-house	Zale's Jewelers & Associates	Robert K. Futterman	2230 Broadway	—	6,600 s/f	retail	lease
Holliday Fenoglio Fowler, L.P.	Mikula, Cadranell	Keyport Plaza	—	Keyport Plaza, Keyport, N.J.	\$16.5 million	75,914 s/f	retail	sale
The Feil Organization	—	—	—	Nassau Mall, Levittown, N.Y.	—	152,000 s/f	retail	lease
CB Richard Ellis	Pudalov	LSV Worldwide	Kronstadt of Newmark	501 Seventh Ave.	—	11,000 s/f	retail	lease
Garrick-Aug	Consolo & Aquino	Garrick-Aug	Consolo & Aquino	156 Fifth Ave.	—	10,500 s/f	retail	lease
—	Cohen & Co., Inc. R.E.	Firestone Tire & Auto Center	Cohen & Co.	10 Terryville Rd., Port Jefferson Station	\$2 million	6,800 s/f	commercial	sale
39th St. Fashion Center	Winoker Realty	Adams & Co.	James Buslik	250 W. 39th St., Yonkers	—	3,000 s/f	commercial	lease
Island Associates	Osman & Nicholson	CL Jams Enterprises	—	Eckerds, Shopping Center, 369 Little East Neck Rd., West Babylon	—	4,500 s/f	commercial	lease
Upstate Commercial Group	Guy Blake	Marwest, LLC	Guy Blake	State Rte. 9W & Riverview Dr., Marlborough	\$2.3 million	27,000 s/f	retail	sale
CB Richard Ellis	—	Palacinkakkk	—	234 Elizabeth St., Soho	—	1,250 s/f	commercial	lease
Branded Concept Development	Turboff	Quiznos Subs	Alexander Turboff	1789 Central Park Ave.	—	4,423 s/f total (3 transactions)	commercial	lease
Branded Concept Development	Turboff	Quiznos Subs	Alexander Turboff	273 Halstead Ave., Harrison	—	—	commercial	lease
Branded Concept Development	Turboff	Quiznos Subs	Alexander Turboff	21 Rte. 59, Nyack	—	—	commercial	lease
Rusciano Family	NAI Friedland Realty, Inc.	—	NAI Friedland Realty, Inc.	Boston Post Rd. (exit 9), Hutchinson River Parkway, Yonkers	—	16 acres	commercial	lease
Cushman & Wakefield	Spiegelman, Frangos, O'Neill	Pierre Marcolini	—	485 Park Ave.	—	950 s/f	commercial	lease
A.J. Wright	Katz Associates	—	—	Quartermaster Plaza, So. Philadelphia, Penn.	—	25,000 s/f	retail	lease
CB Richard Ellis	Nole & Frame	—	—	Boxwood Lane/Blackwater Trail, (Rtes. 31 & 250), Perinton	—	208,000 s/f	residential	sale
Capin & Associates	Michael Goldman	Capin & Associates	Michael Goldman	197th St., Bronx	\$6.3 million	54 units 38 units (2 buildings)	residential	sale

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Rudin Management Co.	—	Garson, Gerspach, Desorato & Cohen	—	110 Wall St.	—	50,000 s/f	commercial	lease
Olstead Properties	Steve Martin	Hunter Realty Org.	Marc Schoen	—	—	10,000 s/f	office	lease