

# 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
Sumitomo Corp.	CBRE Investment Properties	G.E. Asset Mgmt.	—	600 Third Ave.	\$212 million	525,000 s/f	office	sale
Boston Properties, Inc.	CBRE - Gibson, Powers, Turchin	Ann Taylor Stores	Goldstein, Steir, & Barlow	7 Times Square Tower	—	300,000 s/f	office	lease
Grunberg Realty	Zborovsky & Company	—	Zborovsky & Company	790 Riverside Dr.	\$40 million	79 units	residential	sale
Fisk Building Assoc.	Cushman & Wakefield	Courlei Productions	—	250 West 57th St.	—	8,600 s/f	commercial	lease
Kalmon Dolgin	Klein & Unger	Denali Construction	Klein & Unger	90-15 Corona Ave., Queens	\$5 million	50,000 s/f	commercial	sale
Massey Knakal Realty	Marco Lala	Massey Knakal Realty	—	3200-04 Rochambeau Ave., Bronx	\$3.7 million	54 units	residential	sale
Newmark & Company Real Estate	Jeff Gural	Holtz Brinck	GVA Williams	23rd St., Broadway, and 5th Ave. intersection	—	157,500 s/f	commercial	lease
CB Richard Ellis	Trock and Green	Walgreens	Patrick Smith/Staubach Companies	1328 Second Ave.	—	10,000 s/f	commercial	lease
Reuben Schwartz	Sheldon Schwartz	Benjamin Partners	577 Associates, LLC	577 Broadway	\$9.75 million	22,500 s/f	retail	sale
M.C. O'Brien	William O'Brien	State Farm and Rite Aid	M.C. O'Brien	1950 Fulton St., Brooklyn	\$7 million	20,000 s/f	retail	sale
M.C. O'Brien	William O'Brien	Murray Hill Properties	Rubens and Hill	465 Dean St.	\$1.7 million	2,500 s/f	office	sale
Storage Realty	Nick Malagasi	—	Wilson Development	225-235 Boston Ave., Bridgeport, Conn.	\$1.35 million	26,715 s/f	retail	sale
Tribeca Broadway Associates	Cushman & Wakefield	C&K Properties/Zamir Equities	Cushman & Wakefield	132 West 31st St., Manhattan	\$91 million	417,000 s/f	office/commercial	lease
Newmark & Company	Gural & Panensky	Holtzbrinck Publishers	GVA Publishers	175 Fifth Ave.	—	157,500 s/f	commercial	lease
Torresco Realty	—	Torresco Realty	—	2419-2423 Second Ave. 245 East 124th St.	\$2.5 million	16,600 s/f	commercial	sale
Millbrook Properties	Rubin Pikus	Apartment Investment Management Co.	—	163-173 East 90th St.	\$14.5 million	72 units	residential	sale
GVA Williams	Scot Lifschultz	Jani Restaurants	—	New Roc City, New Rochelle, N.Y.	\$2.5 million	5,530 s/f	commercial	lease
Adams & Company	James Buslick	Syratech Corporation	James Buslick	11-13 East 26th St.	—	20,000 s/f	commercial	lease
Sperry Van Ness	Tom Hamm	H.A. Hospitality Group	Tom Hamm	Exit 71 of I-84	\$2.5 million	62 units	commercial	sale
C.B. Richard Ellis	Gerla, Foster, and Friedman	WOR Radio	M. Meyers Mermel	111 Broadway (Trinity Center)	—	22,152 s/f	commercial	lease
Pliskin Realty & Development	Mandy Cantor	Kiddie Academy	—	777 Pulaski Rd., Greenlawn	—	11,000 s/f	commercial	lease
Pliskin Realty & Development	Hartman & Cantor	—	—	4215 Bergenline Ave., Union City, N.J.	\$999,000	5,750 s/f	retail/commercial	lease
Steel Equities	Murphy & Rescigno	Prudential Douglas Elliman Comm'l. Svcs.	—	Hicksville Rd., Bethpage, N.Y.	—	40,000 s/f	commercial	lease
Steel Equities	Murphy & Rescigno	Prudential Douglas Elliman Comm'l. Svcs.	Rich Pisacone	140 Finn Ct., Farmingdale, L.I.	—	15,000 s/f	commercial	lease
R.E. Strategies	Robin Miller	Prudential DE	Miller & Weinberg	1225 Franklin, Ave., Garden City	—	3,600 s/f	office	lease
Nassau County Democratic Comm.	—	Treeline Companies	Kraig Silver	One Old Country Rd., Carle Place	—	3,395 s/f	office	lease
Wells Fargo Financial	Coldwell Banker Mid Plaza Real Estate	Treeline Companies	Kraig Silver	One Old Country Rd., Carle Place	—	2,511 s/f	office	lease
R.G. Psychological Services	Sutton & Edwards	Treeline Companies	Kraig Silver	One Old Country Rd., Carle Place	—	3,443 s/f	commercial	lease
Tribeca Associates	Cushman & Wakefield	Zamir Associates	—	132 West 31st St.	\$91 million	420,000 s/f	office	sale
U.S. Postal Services	Boston Properties	Staubach Company	Hennesse, Woods & Szarkowski	90 Church St., Manhattan	\$68 million	250,000 s/f	office	lease
GVA Williams	Warshauer & McClernon	—	—	325 Hudson St.	—	33,700 s/f	commercial	lease
CB Richard Ellis	Stacom, Shanahan, Leibowitz	Nakash, Chetrit, Goldman & Mann Rlty.	—	1200 Fifth Ave.	\$61 million	106,000 s/f	residential	sale

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Massey Knakal	Paul Smadbeck	Adorma, Inc.	Mendel Mendlowitz	470 West 23rd St., Manhattan	\$4.2 million	12,360 s/f	residential & comm'l.	sale
Cushman & Wakefield	Konsker	Discovery Communications	Cushman & Wakefield	850 Third Ave.	150,940 s/f	—	office	lease
Rudin Management	Robert Steinman	RAI Corporation	CB Richard Ellis	32 Avenue of the Americas	—	29,000 s/f	commercial	lease
David Levy	Cushman & Wakefield	Herman Kay Co.	Robert Rubinfeld	463 7th Ave.	—	24,000 s/f	commercial	lease
Citywide Properties	Sasha Majerovsky	Ayson Communications	—	10 East 33rd St.	—	2,500 s/f	commercial	lease
Health Care Property Investors	—	Kalmon Dolgin	KNP Management Co., Inc.	Orlando, Tampa, & Jacksonville, Fla. Boston, No. N.J., and 4 other states	\$127.5	800,857 s/f	office	sale
Lincoln BLD. Assoc.	Peter Malkin	Newmark & Co. Real Estate	Brian Waterman	60 East 42nd St.	—	12,000 s/f	commercial	lease
Marcus & Millichap	Von Der Ahe & J.D. Parker	—	—	756 Metropolitan Ave. and 1067-69 Flushing Ave., Brooklyn	\$1.15 million & \$1.25 million	4 units 4 units	commercial	sale
Brookfield Financial Properties, L.P.	Brown Raysman, LLP	Cadwalader Wickersham & Taft, LLP	—	One World Financial Center Manhattan	—	458,000 s/f	commercial	lease
Dreyfus Service Corp.	Brown Raysman	—	—	200 Park Ave., Manhattan	—	377,000 s/f	commercial	lease
SAAM Associates	Island Associates, Buono & DeLisle	P.J. Venture, Inc.	Island Associates, Buono & DeLisle	Smithtown	\$2 million	22.7 acres	land	sale
Epic, LLC	Mark Kapnick	United Rentals, Inc.	Robert K. Futterman	114 Liberty St.	—	3,800 s/f	commercial	lease
Winick Realty	Steve May	Sinvin Realty	Christopher Owles	71 West Houston St., Soho	—	500 s/f	retail	lease
Newmark & Company Real Estate	John Sinon	Sun Life Assurance Co. of Canada	—	Lincoln Building	—	6,000 s/f	commercial	lease
Carlyle Construction Company	Sonnenblick Goldman	GDC Properties, Inc.	—	1020 Warburton Ave., Yonkers	\$18 million	3,613 s/f	residential/ commercial	lease
Grubb & Ellis	Mort Glick	Harry Kranz Company	—	50 Heartland Blvd., Edgewood	\$4.725 million	75,000 s/f	commercial	sale
Work 'n Gear	Aries Deitch & Endelson	Work 'n Gear	Aries Deitch & Endelson	6 new stores in N.Y., N.J., & Conn.	—	25,110 s/f	retail	lease
Robert K. Futterman & Associates	Robert Draizen	Dooney & Bourke	Robert Draizen	125 Westchester Ave., White Plains	—	2,131 s/f	retail	lease
Albert B. Ashforth, Inc.	—	Cadbury Beverages Americas	—	900 King St., Rye Brook	—	135,000 s/f	office	lease
N.Y. Medical College	NAI Friedland	NAI Friedland	Robin Herko	311 North St., White Plains	—	85,000 s/f	commercial	sale
CB Richard Ellis- Albany	Savino & Furlani	1720 Union St. Associates	—	1720 Union St., Schenectady 2093 Western Ave., Guilderland	\$555,900	3,200 s/f 6,100 s/f	commercial office	sale
Millennium & Copthorne	—	—	—	New York's Plaza Hotel	\$675 million	—	commercial	sale
Helmsley-Spear, Inc.	Patterson	Klestadt & Winters, LLC	—	292 Madison Ave.	—	5,722 s/f	commercial	lease
Besen & Associates	Polsinelli & Blumberg	—	Martin Shaw, Esq.	2279 & 2283 Third Ave.	\$80 per s/f	40,000 s/f	commercial	sale
Massey Knakal Realty Services	Ciraulo	Brisam Management	Chang	1-3 East St.	\$10 million	4,938 s/f	commercial	sale
Sinvin	Christopher Owles	Sinvin	Christopher Owles	107 Grand St.	—	8,600 s/f	commercial	lease
Kaufman/Adler Realty	Christine Kevan	Atlantic Development Group	—	1065 Ave. of the Americas	—	7,334 s/f	commercial	lease
Newmark & Co.	Brian Waterman	Newmark & Co.	Brian Waterman	1359 Broadway	—	1,187 s/f	retail	lease
Murray Hill Properties	Bill Berkis	Print Vision	Bill Berkis	8 West 38th St.	—	4,500 s/f	commercial	lease
NYMC Capital Corp.	Rottenberg	Dr. Robert Atkins	—	152 East 55th St.	\$5.3 million	17,000 s/f	commercial	sale
Cushman & Wakefield	Zeller	—	—	250 West 57th St.	—	53,000 s/f	commercial	lease

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Beth Israel Medical Center	CB Richard Ellis/ Cain Brothers	Skyline Developmens, LLC	—	170 East End Ave., Manhattan + 2 apts. on 88th St.	—	—	residential	sale
—	—	Fashion Institute of Technology	Skanska Construction	400 West 31st St., Chelsea	\$48 million	320,000 s/f	residential	sale
CB Richard Ellis	Jeffrey Dunne	The Cardinal Company	Jeffrey Dunne	Radisson Corporate Park, Syracuse	\$17.15 million	496,200 s/f	commercial	sale
First Monroe	—	Buckingham Properties	Laurence Glazer	155 Jefferson Rd., Rochester	\$7.9 million	349,000 s/f	commercial	sale
Saperston Real Estate	Howard Saperston Jr.	—	—	2208 Elmwood Ave., 465 Creekside Dr., Buffalo (5 more leases)	—	206,000 s/f total	commercial	lease
Charter Realty & Development	—	Developers Diversified Realty	—	Intersection of Erie Blvd. & So. George St., Buffalo	\$10.45 million	185,900 s/fq	retail	sale
NAI/Pyramid Brokerage Co.	Michael Manzari	Green Diamond Tire	—	1717 Grand Central Ave., Elmira Heights	—	26,000 s/f	commercial	sale
Millennium & Cophorne	—	—	—	New York's Plaza Hotel	\$675 million	—	commercial	sale
Helmsley-Spear, Inc.	Patterson	Klestadt & Winters	Patterson	292 Madison Ave.	—	5,722 s/f	commercial	lease
Besen & Associates	Polsinelli & Blumberg	—	Martin Shaw, Esq.	2279 & 2283 Third Ave.	\$80 per s/f	40,000 s/f	commercial	sale
Massey Knakal Realty Services	Ciraulo	Brisam Management	Chang	1-3 East St.	\$10 million	4,938 s/f	commercial	sale
Sinvin	Christopher Owles	Sinvin	Christopher Owles	107 Grand St.	—	8,600 s/f	commercial	lease
Kaufman/Adler Realty	Christine Kevan	Atlantic Development Group	—	1065 Ave. of the Americas	—	7,334 s/f	commercial	lease
Newmark & Company	Brian Waterman	Newmark & Company	Brian Waterman	1359 Broadway	—	1,187 s/f	retail	lease
Murray Hill Properties	Bill Berkis	Print Vision	Bill Berkis	8 West 38th St.	—	4,500 s/f	commercial	lease
NYMC Capital Corp.	Rottenberg	Dr. Robert Atkins	—	152 East 55th St.	\$5.3 million	17,000 s/f	commercial	sale
Cushman & Wakefield	Zeller	—	—	250 West 57th St.	—	53,000 s/f	commercial	lease
Beth Israel Medical Center	CB Richard Ellis/ Cain Brothers	Skyline Developments, LLC	—	170 East End Ave., Manhattan & 2 apartments on 88th St.	—	—	residential	sale
CB Richard Ellis	Donald Nolan	Gary Hickock	Gary Hickock	5 Apollo Dr., Colonie	\$625,000	14,280 s/f	commercial	sale
First Realty Company	—	Dundee Packing Co.	—	Yates County, Dundee	\$250,000	155,798 s/f	commercial	sale