



## New York Commercial Real Estate Deals - June 2011

Below you will find a summary of all the New York City commercial real estate deals done for the month of June 2011.

The deals within are listed from largest to smallest in square feet leased or purchased. All below has been compiled from various news outlets such as; *The Real Deal* and *The Commercial Observer*.

Address	Sq. ft.	TENANT	LANDLORD	Details
One World Financial Center	204,000	FINRA/J. Cefaly, R. Lowe, C&W	Dow Jones/K.n Rapp, Z. Freeman, M. Ann	The independent securities regulator signed a long-term sublease
75 Ninth Ave(Chelsea Mkt)	154,489	Scripps Networks/Sam Clark, C&W	Jamestown/David Falk, Newmark Knight	The media company signed a 10-year lease renewal and expansion
345 Hudson St	136,000	Penguin Group USA/Richard Berzine, Richard	Trinity Real Estate/Represented in-house	The book publisher signed a 15-year lease renewal on the fourth floor
200 Park Ave	90,000	Oppenheimer & Co. Inc./M. Astrachan, S.	Tishman Speyer/Represented in-house	The investment bank and financial services firm signed a long-term lease
220 East 42nd St	84,950	United Nations Women/Andrew Roos, Colli	SL Green/ n/a	The UN Agency signed a lease for space on the fourth and 17th floors
18 East 34th St	77,180	Komar Company/Gregg Lorberbaum, Centric	SL Green/ n/a	The sleepwear company signed a lease extension on floors eight and nine
510 Madison	66,000	SAC Capital/ n/a	n/a n/a	The hedge fund signed a lease on the second through sixth floors
745 Ninth Ave	55,000	Frommer Lawrence & Haug/Represented in-house	Paramount Group/Represented in-house	The law firm signed a 10-year lease for additional space on the fourth floor
980 Madison Ave	50,000	Gagosian Gallery/J. Fischer, S. Panzer,	RFR Realty/Represented in-house	The art gallery signed a 10-year lease on the fourth through sixth floors
2 Park Ave	46,198	British Airways/J. Meixner, B. Needleman	PPF Off Two Park Avenue Owner LLC/T. S	The British airline signed a 10-year lease for the entire 11th floor
100-104 Fifth Ave	32,144	Net-a-Porter/Owen Hane, C&W	Kaufman Organization/G. Greenspan, M.	The online fashion retailer signed a 10-year lease on the 11th floor
350 Fifth Ave(Empire State Bldg)	31,742	LinkedIn/Sacha Zarba, CBRE	W&H Properties/W. Cohen, R. Kass, L. D	The social networking technology company signed a lease for the 11th floor
408 Broadway	28,000	Professional Business College/Justin Dim	United American Land/Justin DiMare, Ne	The school signed a 10-year lease on the second and third floors
141 West 36th St	25,600	Camuto Group/Joseph Armano, Cresa Partne	n/a/Corey Abdo, Winoker Realty	The women's fashion design company signed a seven-year lease
304 Hudson St	25,000	3.1 Phillip Lim/J. King, S. Solomon, ABS	Trinity Real Estate/Represented in-house	The fashion company signed a 10-year lease for most of the eighth floor
80 Broad St	25,000	Aegis Communications Group/J. Genovesi M	Swig Equities/ n/a	The communications company signed a lease renewal.
80 Broad St	25,000	HQ Global Solutions/S. Sloves, M. Ravesel	Swig Equities/ n/a	The office space rental company signed a lease renewal.
423 West 55th St	24,400	RHI Entertainment/Eric Kahn, Norman Bobr	The Winter Organization/S. Schofel, J.	The television production and distribution firm signed a lease
805 Third Ave	23,800	Yankees Entertainment and Sports(YES) Ne	n/a	Glenn Isaacson and Ken Myerson of CB Richard Ellis represented the tenant
1065 Sixth Ave	23,000	American Association of Advertising Agen	Blackstone/Newmark Knight Frank	The advertising agency signed a 15-year lease.
3 Park Ave	23,000	ICON Investment/B. Needleman, S. Petrie	Cohen Brothers, Realty/D. Glassman, C&	The asset management firm signed a 10-year lease on the 36th floor
205 Hudson St	13,250	One Kings lane/Peter Gross, Williamson P	Trinity Real Estate/Represented in-house	The online home furnishings retailer signed a five-year off lease
554 Eighth Ave	12,500	Turn On Products/Joseph Melohn, Platinum	n/a/ Joseph Melohn, Platinum Brokera	The apparel company signed a six-year lease on the 19th floor
3 Park Ave	11,575	Major League Gaming/Gui Tepedino, Roberto	Cohen Brothers Realty/Represented in-house	The professional video game league signed a long-term lease
510 Madison Avenue	11,500	The World Gold Council	Boston Properties	Studley's Paul Revson and Zev Holzman represented the tenant
555 Eighth Ave	11,000	Colortex Lining Club/David Nouhian, Manha	n/a/Joseph Melohn, Platinum Prokerage	The importing company signed a six-year lease. The reported asking price was \$10 million
400 Park Avenue	11,000	Fieldpoint Private Bank	Waterman Interests, LLC	John G. Nugent, David Mauer-Hollaender, Zachary Freeman, David
32-36 Cooper Square	10,850	Scratch	n/a	Erik Harris of Newmark Knight Frank represented the tenant.
230 Park Ave	10,550	Cornell University/Gere Ricker, MB Real	Monday Properties/Represented in-house	The university signed a lease.
632 Broadway	10,000	OMGPOP Inc./Dennis Someck, George Comfor	Renaissance Properties/Nora Stats, Tar	The online gaming company signed a seven-year lease on the 11th floor
122 West 27th Street	10,000	Karmalooq TV/William Mendelson, Newmark	Sonic Bom Media/Perry Mesner Colliers	The media company subleased the entire seventh floor.
632 Broadway	10,000	OMG Pop	n/a	Dennis Someck of George Comfort & Sons represented the tenant
1350 Broadway	9,740	Broadreach Medical Resources/Dan Horowitz	W&H Properties/R. Silver, J. Fanuzzi,	The business services firm signed an expansion lease for part of the 11th floor
253 West 35th St	9,600	A Better Chance/L. Holyfield, M. Torres,	Shulsky Properties/A. Bonett, N. Zagar	The nonprofit signed a 10-year lease. The reported asking price was \$10 million
263 West 35th St	9,600	USA Studios/A. Bonett, N. Zagar, Adams &	Shulsky Properties/Represented in-house	The post-production firm signed a 10-year lease. The report
253 West 3th Street	9,600	A Better Chance	Shulsky Properties	Concrete Stories represented the tenant. Adams & Co. repped
253 West 35th Street	9,600	USA Studios	Shulsky Properties	Adams & Co. represented the tenant. The landlord was repped
80 Broad St	9,500	R.F. Lafferty/David Ofman, The Lawrence	Swig Equities/ n/a	The stock brokerage firm signed a lease renewal.
80 Broad Street	9,500	R.F. Lafferty	Swig Equities	David Ofman of The Lawrence Group represented the Tenant
120 Broadway	9,345	Foran Glennon Plandech Ponzi & Rudloff P	Silverstein Properties/Represented in-house	The Chicago-based law firm signed a lease. The reported asking price was \$10 million
120 Broadway	9,345	Foran Glennon Plandech Ponzi & Rudloff P	Silverstein Properties	CBC Hunter Realty represented the tenant. The landlord was
551 Fifth Ave	9,000	Kleinberg, Kaplan, Wolff & Cohen PC/Jess	The Feil Organization/Represented in-house	The law firm signed an expansion lease.
38 Greene St	9,000	Men in Black III/ n/a	David Zar/Represented in-house	The filmmakers leased the second-floor loft to film a party
551 Fifth Avenue	9,000	Kleinberg, Kaplan, Wolff & Cohen PC	The Feil Organization	Jesse Rubens of Murray Hill Properties represented the tenant
25 West 45th Street	8,880	Cision US Inc.	APF Properties	Ed Weiss, Joseph Cabrera, David Iassman, Mike Gordon and Ber
25 West 45th Street	8,880	Cision US Inc.	APF Properties	Cushman & Wakefield's David A. Rosebloom, Joshua A. Goldma
205 Lexington Ave	8,000	Vitruve/Greg Kraut, CBRE	Somerset Management/Cassidy Turley	The social media software company signed a four-year lease o
1071 Sixth Ave	7,800	Sharp Entertainment/D. Levy, J. Schwartz	Ten Seventy One Associates/D. Levy, J.	The television production firm signed a nine-year lease to e
110 West 57th St	7,500	Ravin Partners/M. Toubin, R. Doolittle,	The Rockport Company LLC/John Moxley,	The global management consultancy signed a five-year subleas
110 West 57th Street	7,500	Ravin Partners	The Rockport Company LLC	Murray Hill Properties represented the tenant. Jones Lang
111 Broadway	7,015	Law Offices of Mark Seitelman/Rick Dooli	Trinity Centre LLC/Represented in-house	The law firm signed a 10-year lease. The reported asking p
111 Broadway	7,015	Law Offices of Mark Seitelman	Trinity Centre LLC	Rick Doolittle of Murray Hill Properties represented the tena
3 Park Ave	6,755	Prophase Training Group/Alanna Martin, G	Cohen Brothers Realty/Represented in-house	The mental health education company signed a lease on the 37th floor
3 Park Avenue	6,755	Prophase Training Group	Cohen Brothers Realty	Alanna Martin of Green Buildings NYC represented the tenant.
22 Courtlandt St	6,750	The Fund for Public Health/Rob Wizenberg	Mayore Estates/Barrett Stern, Grubb &	The nonprofit signed a five-year lease for part of the 11th floor
915 Broadway	6,708	AdoTube/J. Costello, T. Jerry, Sinvin Re	915 Broadway Associates LLC/Jay Casele	The advertising agency signed a five year lease on the 13th floor
1500 Broadway	6,643	China Daily/J. Hilton, L. Greene, Grubb	Zapco 1500 Investment LP/ n/a	The Chinese newspaper signed a seven-year lease.
264 West 40th Street	6,500	Miller Druck	n/a	Nora Stats of Tarter Stats O'Toole represented both the landl
1156 Sixth Avenue	6,490	Burst Media Corp.	APF Properties	Peter Trivelas of UGL Equis represented the tenant. A Cushm
1156 Sixth Avenue	6,490	Burst Media Corporation	APF Properties	Cushman & Wakefield represented the tenant.
25 West 45th Street	6,342	Apple Mortgage Corporation	APF Properties	Daniel Segal of Newmark Knight Frank represented the tenant
1500 Broadway	6,247	Dai & Associates/Dennis Karr, Newmark Kn	Tamara's Real Estate /Daniel Bodner, CB	The law firm signed a 10-year lease.
112 West 34th St	6,067	WeePlay/L. Korman, M. Frantz, B. Waterma	W&H Properties/M. Arkin, K. Mekles, H	The apparel company inked a lease for part of the 14th floor
42 Bond St	5,700	Bond No. 9/ F. Consolo, J. Aquino, Prude	Jato Realty/Edmond Levy Cornerstone Re	The perfume company leased the fifth floor for its corporate
30 West 21st Street	5,510	Marimekko	n/a	Andrew Kahn and Bob Gastel of Cushman & Wakefield represente
259 West 30th St	5,500	Big Apply Style Furniture/Joe McLaughlin	Two Friends Realty LLC/Joe McLaughlin,	The furniture company signed a long-term deal.
90 Park Ave	5,500	Welch Capital Partners/Gordon Ogden, Byr	Vornado/Represented in-house	The hedge fund signed a five-year lease on the 19th floor.
950 Third Ave	5,431	Anchor Associates/Scott Bloom, Bloom Rea	n/a/ J. Horowitz, M. Nahmias, C&W	The real estate company signed an expansion lease on the 25th floor
489 Seventh Ave	5,400	Shindo USA Inc./Junji Miyake, Cassidy Tu	n/a/Eric Meyer, Colliers International	The supplier of textiles and fabrics signed a 10-year lease.
489 Seventh Avenue	5,400	Shindo USA Inc.	n/a	Junji Miyake of Cassidy Turley represented the tenant. Er
30 Broad Street	5,335	Hanweck Associates	Gotham Broad LLC	Murray Hill Properties represented both landlord and tenant
26 West 17th St	5,300	GroupMe/Slater Traaen, Kaufman Org.	n/a/Rob Fink, Winger Organization	The digital technology company signed a lease. The reported
315 Madison Ave	5,000	Natural Source International/Jason Pfeif	Abramson Brothers/ n/a	The natural supplement company supplement company signed a f
263 West 38th Street	5,000	Anerucab Stnogib Irgestra	n/a	Scott Galin and Peter Newman of Handler Real Estate Organiza
25 West 45th Street	4,676	Harkess-Ord LLC	APF Properties	Ruth Colp Haber of Wharton Property Advisors represented the
25 West 45th Street	4,676	Harkess-Ord, LL	APF Properties	Cushman & Wakefield's David A. Rosenbloom, Joshua A. Goldma
36 Cooper Square	4,500	Urgent Group Inc./Deborah Steward, NYCRC	n/a / Nora Stats, Tarter Stats O'Toole	The consulting firm signed a lease.
36 Cooper Square	4,495	Urgent Group	n/a	Deborah Stewart of NYCRC represented the tenant. Nora Stats
15 West 44th St	4,400	Disco International Inc./Thomas Sullivan	n/a/ Andrew Pal, iggin and Dana LLP	The Japanese human resources company signed a long-term leas
15 West 44th Street	4,400	Disco International Inc.	n/a	Thomas Sullivan of CBC Hunter Realty represented the tenant.
280 West 36th Street	4,250	Wear Abouts Apparel, Inc.	Quartz Realty	Hiro Iwata of Okada & Co. represented the tenant. Ryan Magne
380 Lexington Ave	4,051	Sonnenfeld & Richman LLP/Ira Rovitz, Gr	Cassidy Turley/ n/a	The law firm signed a seven-year lease.
561 Seventh Ave	4,000	Commentary/M. Pinney, R. Frost, Signatur	n/a/S. Galin, P. Simel, Handler Real E	The magazine signed a lease on the 16th floor.
554 Eighth Ave	4,000	Green Land NY Corp/Joseph Melohn, Platin	n/a/Joseph Melohn, Platinum Prokerage	The women's apparel maker signed a five-year lease. The rep
554 Eighth Ave	4,000	Yoony Corp/Joseph Melohn, Platinum Brok	n/a/Joseph Melohn, Platinum Prokerage	The women's apparel company signed a five-year lease. The r
164 West 25th Street	4,000	Belladonna Productions Inc.	Nelco Inc.	Greg Kim of Tarter Stats O'Toole represented the tenant. Rob
40 Wall St	3,728	Lane McVicker LLC/L. Martin, H. Springer	The Trump Organization/ n/a	The insurance company signed a six-year lease.
40 Wall Street	3,728	Lane McVicker LLC	The Trump Organization	Grubb & Ellis represented the tenant.
950 Third Ave	3,712	MKF Realty/ n/a	n/a/ J. Horowitz, M. Nahmias, C&W	The real estate firm signed a lease renewal on part of the 2
110 West 40th St	3,610	Gerald E. Hespos PC/D. Levy, B. Maslin,	One Ten West Fortieth Associates/D. Le	The tenant signed a lease renewal and expansion. The report
110 West 40th Street	3,610	Gerald E. Hespos PC	One Ten West Fortieth Associates	Adams & Co. represented both the landlord and tenant. The a
685 Broadway	3,601	Flash Ventures/K. Phelan, J. McLaughlin,	n/a John Peters, C&W	The consumer licensing and branding firm linked a deal for pa
29 West 38th St	3,601	Buzz Logic Inc./L. Biller, Warren Kaufman	n/a/ A. Maxson, J. Gols, ABS Partners	The digital media company signed a lease. The reported aski
286 Madison Avenue	3,595	G&M Real Estate	APF Properties	A Cushman & Wakefield team led by David Rosenbloom, Joshua G
286 Madison Avenue	3,595	G&M Real Estate Holdings, Inc.	APF Properties	Cushman & Wakefield represented the tenant.
80 Broad St	3,500	Relcoaton.com/ n/a	Swig Equities/ n/a	The moving-company search engine signed a lease renewal.
554 Eighth Ave	3,500	Axon Inc./David Youngsworth, Living Real	n/a / Joseph Melohn, Platinum Prokerag	The outdoor apparel company signed a two-year lease. The re

As a full service real estate company, we will guide you through the entire process, beginning with identifying your location, size requirements, and the initial search, through final lease negotiations, architectural planning, and finalizing your relocation.

**Call 212-268-8043**