



New York Commercial Real Estate Deals - November 2011

Below you will find a summary of all the New York City commercial real estate deals done for the month of November 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
1301 Avenue of the Americas	350,000	Credit Agricole	Paramount Group	Studley's chairman and CO Mitch Steir represented Credit Agr
330 Hudson St	271,247	Pearson Inc. R. Berzine, R. DeAngelis, R	Beacon Capital Partners	The education company and publisher signed a 15-year lease f
330 Madison Avenue	222,000	Guggenheim Partners	Vornado Realty	Peter Hennessy of Cassidy Turley represented Guggenheim. Fr
200 Hudson	150,000	Havas	Trinity Real Estate	A Newmark Frank team led by David, the brokerage's New York
7 World Trade Center	125,000	MSCI Inc./G. Greenspan, M. Burgio, C&W	Silverstein Properties/R. Silverstein,	The provider of investment decision support tools signed a 2
150 East 42nd St	94,000	Aegis Media Americas Inc./A. Ardise, R.	n/a/ S. Gottlieb, E., Goldman, R. Lang	The UK-based media and digital marketing communications firm
1633 Broadway	90,000	DG Fast Channel	Paramount Group	Stephen Siegel of CBRE represents Paramount at 1633 Broadway
Empire State Bldg. 350 5th Ave	80,000	Human Rights Watch	Malkin Properties	Human Rights Watch renewed its 45,783 square feet of existin
11 Penn Plaza	60,000	Macy's	Vornado Realty	Macy's expanded its presence in the deal to about 600,000 sq
750 Third Ave	56,065	Endurance Capital Management/ J. Frazier	Fairchild Publications; SL Green/Ryan	The financial firm signed a sublease for 40,483 square feet
112 West 34th Street	50,000	Regus	Malkin Properties	A CBRE team led by Mark Ravesloot handled the deal for Regus
26 Broadway	42,291	Juvenile Diabetes Research Foundation/Ho	26 Waterview LLC/H. Kessler, J. Jacob	The nonprofit signed a new lease for the entire 15th floor.
280 Park Avenue	40,000	Viking Global Investors	Vornado and SL Green	Michael Burgio of Cushman & Wakefield represented Viking. M
666 Third Ave	37,000	The State of the Netherlands/John Lizzul	Tishman Speyer/Represented in-house	The State of the Netherlands signed a 15-year lease on the 1
411 Lafayette St	33,000	New York University/J. Kuhn, H. Kessler,	Himme+Meringoff Properties/D. Rubens	The university signed a 10-year expansion lease on parts of t
641 Avenue of the Americas	31,500	Infor	Atlas Capital Group	Bruce Mosier and Adam Rappaport of Cushman & Wakefield repre
1114 Sixth Ave	31,285	Luxor Capital Group/J. Ackerson, C. Reic	Brookfield Properties	The hedge fund signed a lease renewal.
498 Seventh Ave	29,468	Michael J. Fox Fondation	George Comfort & Sons/J. Mangiacotti,	The nonprofit signed a lease on the 18th floor.
250 Park Ave	29,212	CIFC Corp./E. Harris, S. Vardi, Newmark	AEW Capital/W. Miller, D. Hoffman Cass	The loan asset manager signed a new lease to expand onto the
40 Wall St	28,812	Huron Consulting/Lisa Kiell, Jones Lang	The Trump Organization/C&W	The consulting firm signed a lease for the entire 20th floor
259 West 30th St	25,000	Sitters in the City/Chelsea, Merrifield,	Two Friends Realty/Joe McLaughlin, Cap	The daycare service signed a lease for the second floor offi
1350 Broadway	24,862	e-Dialog/D. Katcher, E. Cagner, Newmark	W&H Properties/R. Silve, J. Fanuzzi Ne	The digital marketing firm signed a lease expansion and rene
666 Fifth Ave	24,140	Golub Capital/B. Waterman, L. Korman, D.	Kushner Companies/S. Siegel, H. Fiddle	The credit asset management and direct lending business sign
1180 Sixth Ave	22,107	Scripps Networks LLC/Samuel Clark C&W	HNA Group/G. Varricchio, B. Varricchio	The entertainment and media firm signed a six-year lease. T
505 Eighth Avenue	18,060	Common Ground	Newmark Holdings	Eric Gural, an in-house leasing representative at Newmark an
75 Ninth Avenue/Chelsea	17,900	ZenithOptimedia	Greater New York Hospitals Association	Gordon Ogden, of the brokerage firm Bynam Wood, was the brok
40 Wall St	16,209	IBIWorld Inc./M. Shapses, C. Marx, J. Me	The Trump Organization/C&W	The publisher of U.S. Industry research signed a long-term l
One Grand Central Place	16,181	Haver Analytics/J. Peck, G. Kerper, Stud	W&H Properties/W. Cohen, R. Kass, J. C	The financial company signed a lease expansion and renewal.
411 Lafayette St	16,000	HAQ Global Workplaces/Richard Rosenhaus	Himme+Meringoff Properties/D. Rubens,	The office-space provider signed a 10-year lease on the top
519 Eighth Avenue	16,000	Skanska Railworks	Kaufman Organization	Steven Kaufman and Barbara Raskob, executives at the Kaufman
160 Fifth Avenue	15,173	The Simons Foundation, Inc.	RFR Realty	Peter Hennessy and Wendy Miller of Cassidy Turley reprsed The
75 Rockefeller Plaza	15,173	Raines International	Time Warner (sublandlord)	Seth Hecht and Robert Tunis of Colliers International reprsed
1 Penn Plaza	13,575	SECOR Asset Management/Joe Cirone, C&W	Broadway Partners/K. Cinielli, D. Fal	The asset management firm subleased space.
40 Wall St	12,068	SS&C/Michael Cohen, Colliers Internation	The Trump Organization/C&W	The investment and financial management company signed a lea
72 Spring St	11,298	Agro-Farma Inc./C. Owles, T. Jerry, Sinv	Spring Street Co. LLC/C. Owens, T. Jer	The yogurt company signed a 10 year office lease on the 12th
632 Broadway	10,000	Iris Public Relations/ n/a	n/a/Nora Stats, Tarter Stats O'Toole	The public relations firm signed a lease on the entire fifth
105 East 52nd Street	10,000	Stifel Nicolaus	David Tawfik	Jnes Lang LaSalle, led by company executives Scott Panzer, H
45 West 36th Street	10,000	Richter + Ratner	Nadri is the subleasing tenant	Jeff Nissani represented Richter + Ratner in the sublease de
263 West 38th Street	10,000	International Rescue Committee(IRC)	Handler Real Estate Organizatin	Henry Goodfriend and Trent Dickey of NAI Global represented
536 Broadway	9,705	Avalance Studios New York/Ira Rovitz, Gr	530 Broadway LLC/n/a	The video game developer signed a 10.5-year lease.
680 Fifth Ave.	9,400	La Prairie Inc./David Berke, C&W	Lodz Propeties/B. Hay, B. Gell, CBRE	The cosmetics company signed an expansion lease on the entir
40 Wall St	9,248	American Precious Metals Exchange Inc./C	The Trump Organization/C&W	APMEX, the precious metals dealer, signed a 10-year lease fo
660 Madison Avenue	8,886	Falcon Edge Court, LLC	N/A	Alexander Chudoff and Dan Turkewitz of Jones Lang LaSalle r
477 Madison Ave	8,300	The Aspen Institute/D. Lebenstein, D. Wo	n/a/ D. Hoffman Jr., W. Miller, Cassidy	The nonprofit signed a 10-year lease for its New York execut
599 11th Ave	8,000	Sanky Communications/M. Morris, P. Ippol	The Winter Organization/N. Rubin, R. S	The communications firm signed a lease.
1250 Broadway	7,675	Office Depot/Randy Sherman Murray Hill P	JTMH 1250 Owner LP/Randy Sherman, Murr	The office-supplies retailer signed a 3.5 year office lease.
254 West 53th St	7,500	High Production Inc./Christopher Okada,	Bilur Akipek, Brennenhouse	The fashion company signed a lease.
254 West 53th St	7,500	Natasha Accessories./Christopher Okada,	Bilur Akipek, Brennenhouse	The fashion company signed a lease.
530 Seventh Avenue	7,250	Onward Kashiya	Savitt Partners	Tatsuru Konno of Cushman and Wakefield represented the tenan
1250 Broadway	7,249	Spectrum Group/Gary Rosen, St. Green	JTMH 1250 Owner LP/Randy Sherman, Murr	The financial firm signed a six-year lease. The reported as
38 West 21st St	7,000	Whitehall Advisors/Jamie Jacobs, Newmark	Jack Vogel Associates/T. Jacobs, D. Ri	The UK-based consulting firm signed a lease.
42 West 39th St	6,500	Executive Color Systems/Prime Manhattan	42-52 West 39 Street LLC/David Levy Ad	The office equipment company signed a six-year lease. The r
35 West 35th St	6,000	42nd St Photo/Elizabeth Juwiler, Rice &	Crystal Properties/Steve Cytryn, Cryst	The photography equipment retailer signed a lease for second
35 West 36th St	5,860	React2Media/Marilyn Kane, Nichols Kane R	3536 Associates LLC/Robert Kaplan, Hid	The marketing agency signed a seven-year lease. The reporte
39-41 West 38th St	5,283	Workshop/APD/J. Meran, H. Iwata, C. Okad	Catherine O'Toole, Tarter Stats O'Tool	The architectural firm signed a lease.
183 Madison Ave	5,086	Destination Media/GSTV/B. Varricchio, J.	Rigby 183 LLC/Harry Blair, C&W	The entertainment and media firm signed a seven-year lease.
1407 Broadway	4,802	iApparel LLC/David Menaged, Intrepid R	Michael Heaner, Kaufman Organization	The fashion company signed a seven year lease. The reported
461 Park Ave	4,775	Avalon Partners/Elizabeth Juwiler, Rice	R. Sherman, B. Spagna, Murray Hill Pro	The financial firm signed a six-year sublease. The reported
515 Madison Ave	4,600	Madison Strategic Partners/Elie Reiss &	Newmark Holdings/Newmark Knight Frank	The life insurance asset manager signed a new, three-year le
110 West 40th St	4,519	Imago Sales USA/Norman Bobrow, Norman Bo	One Ten West Fortieth/D. Levy, B. Masl	The book and print production services company signed a 10-y
110 William Street	4,460	Don Congdon Associates	Swig Equities	Tenant broker Michael Duncan, of the boutique advisory and i
1250 Broadway	4,369	ShoreTel/Mercedes Fernandez, Jones Lang	JTMH 1250 Owner LP/Randy Sherman, Murra	The telecommunications company signed a 5.5-year lease. The
40 Exchange St	4,200	Learn It Systems/Jospeh Friedman, Adams	Charles Beyda, Jud Leasing Corp	The educational services company signed a five-year lease. T
162 West 21st St	4,000	Plus et Plus Inc./Elizabeth Juwiler, Ric	Northside Realty Corp./Stan Putko, Ore	The marketing company signed an expansion lease.
133 East 58th St	3,890	Cardiovascular Prevention and Therapeuti	Frances Delgurio, Jack Resnick & Sons	The medical office signed a lease.
9 East 19th St	3,750	Koichiro Doi Studios/Earl Bateman, Rice	Garrel/Doug Rice, Rice & Associates	The Japanese fashion photographer signed a lease on the secon
20 West 22nd Street	3,634	Martini Media	ABS Partners Real Estate LLC	John L. Gols, executive managing director, Jason Fein, assoc
1-5 West 19th St	3,600	Grand Cru Selections/Esther Zar Murray H	Jan Cobb/Michael Pinney, Signature Par	The wine distributor signed a 3.5-year sublease for office s
256 West 36th St	3,400	Synergy Education Inc./W. Siegel, R. Roz	256-26 LLC/C. O'Toole, G. Kim, Tarter S	The educational company signed a lease for the entire second
400 Madison Ave	3,390	Duet Asset Management/R. Feber, A. Smoly	n/a	The asset management firm signed a lease for part of the 16t
1114 Sixth Ave	3,319	Redwood Trust/R. Griswold, A. Smolyansky	n/a	The financial firm signed a lease.
551 Madison Ave	3,130	Three Ocean Partners/R. Griswold, A. Smo	n/a	The boutique merchant banking advisory firm signed a lease f
250 Hudson St	3,100	Hyper Island/R. Komblatt, T. Jerry, Sin	n/a/Brett Greenberg, Jack Resnick & So	The advertising firm signed a five-year lease on the ground
110 West 40th St	3,059	Nu Image Fabrics Inc./D. Levy, B. Maslin	One Ten West Fortieth/D. Levy, B. Masl	The textile converter signed a seven-year lease renewal. Th
106 Liberty St	3,000	Emergency Physician Associates PLLC/Stan	Stanley Lindenfield, Grubb & Ellis, Gr	The medical office signed a lease.
475 Park Ave South	3,000	Tervela Inc./J. Costello, T. Jerry, R. Ko	475 Building Company LLC/Kenneth Berli	The technology firm signed a two-year sublease on he 19th fl
261 11th Ave	3,000	bigapplefilms LLC/J. Costello, R. Kombl	Bulgroup Colorado LLC/R. Betesh, K. Mc	The media and film company signed a three-year office lease
25 West 45th St	2,592	Glenfrane Capital/Kevin Phelan, Capstone	APF Properties/Joshua Goldman, C&W	The financial services firm signed a lease for the second-fl
110 East 23rd Street	2,500	Shelby-tv/M. Okun, M. Piccirillo, CBC Hu	n/a/ George Vatakis, Christos Resnik	The online-video-sharing platform signed a lease.
35 West 36th St	2,440	The Apparel Maker/Robert Kaplan, Hidrock	3536 Associates LLC/Robert Kaplan, Hid	The apparel company signed a five-year lease. The reported
20 West 22nd Street	2,407	Bango	ABS Partners Real Estate LLC	John L. Gols, executive managing director, Jason Fein, assoc
150 East 58th Str	2,365	New York Spinal Specialists/Stanley Pie	n/a/ Jared Solomon, Vornado	The medical office signed a lease.
405 Lexington Ave	2,210	Wilfred Aubrey LLC/Barry Lewen, Grubb &	HCL International Inc./ n/a	The securities and investment firm signed a four-year sublea
110 West 40th St	2,174	Jing Sheng USA Ltd./D. Levy B. Maslin, A	One Ten West Fortieth/D. Levy B. Masl	The fashion company signed a three-year lease renewal. The
20 West 22nd Street	2,131	Jingle Punks	ABS Partners Real Estate LLC	John L. Gols, executive managing director, Jason Fein, asso
1407 Broadway	2,029	M&A Clothing Co./Suraj Advaney Triboro R	n/a/Jay Greenspan, M. Heaner, Y. Chang	The fashion company signed a three-year lease. The reported
430 West 14th St	2,009	TOMS Shoes Inc./	Madison Tower NY LLC/F. Mancini, A. We	The shoe designer signed a five-year lease.
885 Third Ave	1,923	Paladin Strategic Partners/Michael Okun	n/a	The investment management firm signed a lease.
530 Seventh Ave	1,700	Audioo Technology/Brett Maslin Adams & C	Savitt Partners/Brett Maslin, Adams &	The audio technology firm signed a three-year lease. The re
260 West 35th St	1,500	New World Solutions/Ken Lerner, Okada &	n/a 260 W. 35th Street LLC	The computer-servicing company signed a lease.
611 Broadway	1,500	J.D. Bell Inc./Simone Lillian, Simvin Re	Cable Building Partners LLC/ Represente	The interior design firm signed a five-year lease on the fou
462 Broadway	1,425	Cimletta Holdings LLC/Greg Kim, Tarter S	Women Make Movies Inc./A. Weston, K. F	The photo stylist signed an office lease for part of the fit
20 West 22nd Street	1,349	Air Paris new York Inc.	ABS Partners Real Estate LLC	John L. Gols, executive managing director, Jason Fein, assoc
20 West 22nd Street	1,287	Margo Chase Design, Inc.	ABS Partners Real Estate LLC	John L. Gols, executive managing director, Jason Fein, assoc
20 West 22nd Street	1,158	TSS Transportation Systems Inc.	ABS Partners Real Estate LLC	John L. Gols, executive managing director, Jason Fein, assoc
147 West 35th St	1,150	Bensoni/Frank Hartado, Okada & Co.	n/a/Carlos Silberman, Falcon Propertie	The fashion company signed a lease.
1407 Broadway	1,142	D&A Apparel LLC/Steve Evans, Platinum P	n/a/M. Heaner, Y. Chang G. Greenspan,	The fashion company signed a three-yea lease. The reported

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.

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1407 Broadway	1,058	Best Lining Corporation/Joe Lui, Citi Ha	n/a/ M. Heaner, Y. Chang, G. Greenspan	The fashion company signed a five-year lease. The reported a
494 Eighth Ave	1,050	International Treatment Preparedness Coa	n/a/Rubens, M. Politi, Murray Hill Pro	The nonprofit signed a lease.
152 West 36th St	1,000	Mister Hollywood/Hiro Iwata, Okada & Co.	n/a / Carlos Silberman, Falcon	The fashion company signed a lease.
16 West 36th St	998	Nominations USA Inc./CBC Hunter Realty	Beach Plaza Corporation/D. Levy, N. Za	The tenant signed a four-year lease. The reported asking re
1115 Broadway	960	Emcor Services New York/New Jersey/James	Eleven Fifteen Associates/James Buslik	The mechanical and electrical construction services provider
1407 Broadway	953	Young Threads NYC/M. Heaner, Y. Chang, G	M. Heaner, Y. Chang, G. Greenspan, Kau	The factory-direct fashion company signed a three-year lease
1407 Broadway	825	KikServices LLC/Andrew Baron, NSNYRE	Yvonne Chang, Kaufman Organization	The fashion company signed a five-year lease. The reported
320 West 37th St	759	Rhie LLC/Hiro Iwata, Okada & Co.	Matthew eigen, Newmark Knight Frank	The fashion company signed a lease.
485 Seventh Ave	735	JDU LLC/Haim Vinik, A.C. Lawrence & Co.	The Eretz Group/E. Zar, M. Politi, R.	The garment company signed a 3.5-year lease for showroom spa
34 West 33rd St	728	BAK Apparel Inc./D. Levy, B. Maslin, Ada	Arcade Building Associates/D. Levy, B.	The apparel company signed a five-year lease. The reported
34 West 33rd St	720	Corner Point LLC/D. Levy, B. Maslin Adam	Arcade Building Associates/D. Levy, B.	The tenant signed a five-year lease. The reported asking r
34 West 33rd St	517	Frenchie Mini Couture Corporation/D. Lev	Arcade Building Associates/D. Levy, B.	The fashion company signed a five-yea lease. The reported a
430 West 14th St	331	Celsius Films Inc.	Madison Tower LLC/F. Mancini, S. Siege	The motion picture and video production company signed a two
148 West 37th St	253	Emcor Services New York/New Jersey/James	Fashion Associates/James Buslik, Adams	The mechanical and electrical construction services provider

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