



New York Commercial Real Estate Deals - October 2011

Below you will find a summary of all the New York City commercial real estate deals done for the month of October 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
685 Third Ave.	85,480	Marks Paneth & Shrn LLP	TIAA-CREF	Michael Cohen, Andrew Roos and Leon Manof of Colliers repres
4 World Trade Center	582,000	New York City Human Resources	N/A	Asking rent was \$56.50 per square foot, according to Globe S
224 West 57th Street	152,000	Open Society Foundations/	Colliers International	The nonprofit leased all of the office space in the Argonaut
1350 Sixth Ave	88,049	Rothstein Kass/Jared Horowitz, C&W	SL Green/Represented in-house	The accounting firm signed a lease extension and expansion.
1745 Broadway	78,000	PDT	Random House(sublandlord)	Richard Bernstein and Adam Ardise at Cassidy Turley represen
3 Park Ave	75,000	TransPerfect Translations International	Cohen Brothers Realty	The business services provider signed a lease renewal and ex
625 Madison Ave	63,000	Polo Ralph Lauren/D. Goldstein M. Steir	Centerline Capital Group, SL Green/D.	The fashion house signed an expansion lease for the entire f
100 Church St	57,945	Centerline Capital Group/S. Sigel, D. H	SL Green/NKF; Larry Swiger, SL Green	The provider of real estate financial and asset management se
1350 Avenue of the Americas	55,000	Adzina Media Group	SL Green	Asking rent was \$65 per square foot. Jack Pertrie and Justi
100-104 Fifth Ave	40,000	Apple/Martin Horner, Jones Lang LaSalle	Kaufman Organization; Invesco/Grant Gr	The tech giant signed a long-term lease on the sixth, 14th a
7 World Trade Center	32,000	Freedom Specialty Insurance Co..	Silverstein Properties	The Scottsdale Insurance subsidiary signed an expansion leas
40 Wall	29,000	Huron Consulting	The Trump Organization	The tenant representation was Lisa Kiell of Jones Lang LaSalle
1745 Broadway	28,000	Spielman Koenigsberg & Parker	Random House(sublandlord)	The tenant was represented by SL Green Realty executives vic
623 Fifth Ave	27,498	Doral Financial Corporation/J. Picco, R.	S. Lambert, D. Nevins, Cohen Brothers	The financial services firm signed a lease extension and exp
11 West 19th Street	26,000	Tory Burch/D. Preate, j. katcher, C&W	Savitt Partners/Bob Savitt, Savitt Par	The sportswear designer signed an expansion lease. The comp
666 Fifth Ave.	24,140	Golub Capital	Kushner Companies	Newmark Knight Frank's Brian Waterman and Lance Korman repre
66 Fift Ave.	24,000	William Blair & Co.	Kushner Companies	The tenant was represented by James Wenk and David Kleiner o
1115 Broadway	23,980	Arenson Office Furnishings/David Glassma	Eleven Fifteen Associates/james Busli	The furniture showroom and dealership signed a 10-year lease
11 Broadway	22,500	Allmenus/Michael Rouzenrouch, Miyad Real	J. Mambrino, L. Condon, Studley	The tech compan subleased space.
555 Madison Ave	22,000	Keller Williams NYC/	n/a	The real estate company signed a new lease for full-floor sp
300 Park Avenue	20,000	William Grant & Sons	Rockrose	Eric Cagner of Newmark Knight Frank represented the tenant i
17-19 W. 34th St.	19,500	Gold Medal International	PRD Realty Corp.	Marc Schoenand Brian Neugeboren of Savitt Partners represent
304 Park Ave. South	18,000	Mashable.com	IMG(sublandlord)	The tenant was represented by6 Robin Fisher of Newmark Knigh
65 Broadway	18,000	New York Cares	A.M. Property	Carri Lyon of Cushman & Wakefield represented the tenant, and
40 Wall Street	16,200	ibis	The Trump Organization	Chris Marks of Studley represented the tenant. Cushman & Wa
485 Madison Ave	13,803	Standard Security Life Insurance Company	Jack Resnick & Sons/Represented in-hou	The life insurance company signed a five-year lease renewal.
120 West 45th St	13,313	Penske Media corporation/lee Polster, Tr	DE Shaw & Co./Roger Griswold CBRE	The media ad publishing company signed a four-year sublease
101 Park Ave	13,200	Tata Consultancy Services/Roshan Shah, C	n/a	The IT services and consulting firm signed a five-year suble
295 Lafayette St	12,500	Dolce Vita Footwear/Adam Rappaport, C&W	Swanke Hayden connell LTD/H. Grufferma	The footwear company signed a five-year sublease.
40 Wall Street	12,068	SS&C	The Trump Organization	Michael Collins of Colliers International represented the te
149 Fifth Ave	12,000	TargetSpot/G. Greenspan, M. Kaufman, OR	Vendome Group/joe McLaughlin, Capstone	The digital audio advertising firm signed a sublease. The r
990 Broadway	12,000	Endeavor Global/R. Shah, K. Caggiano, CB	n/a	The nonprofit signed a 10-year direct lease with the landlor
350 Broadway	12,000	Big Beach Films/Michael Rouzenrouch, Mi	n/a	The film company signed a lease.
220 East 23rd St	11,075	Organization of Staff Analysts/J. McLaugh	n/a	The union of professionals in public service signed a lease
1700 Broadway	11,000	Spivak Lipton LLP/D. Hoffman, W. Miller,	The RubenCompanies/Peter Shimkin, Newm	The law firm signed a 10-year lease renewal.
825 Third Ave	10,804	ICR LLC/Kevin Daly, C&W	Advance Publications Inc./D. Hollander	The financial communications consultancy signed a sublease f
2 Park Ave	9,751	North Shore-LIJ Health System /B.	Morgan Stanley/David Green, Cushman	The nonprofit, integrated health system signed a new lease.
536 Broadway	9,705	Avalanche Studios/ira Rovitz, Grubb & El	The Equities	The software developer signed a 10-year lease for the entire
690 Fifth Ave	9,400	LaPrairie	Lodz Properties	Cushman & Wakefield's David Berke represented the tenant; CB
545 Madison	9,264	Cliftwater LLC	LCOR	Sloane Rhulen, Gregg Rothkin, Robert Flippin ad Paul Midnec
40 Wall Street	9,248	Ampex	The Trump Organization	Cushman & Wakefield represented both tenant and landlord in
163 Varick Street	9,000	Blood Manor	163 Varick Street LLC	Tom Pfingst of Kenneth Zund Realty represented the tenant.
11 Broadway	8,500	Disconnect LLC/Michael Rouzenrouch, Miya	Mendy Braun, Braun Management	The film company signed a lease.
88 Pine St	8,200	Merus Capital Partners/George Keller, C	Orient Overseas Associates/F. Cento, R	The proprietary trading firm signed a 10-year lease on the 1
12 E. 49th Street	8,200	Stelliam Investment Management/ R.	n/a	The hedge fund manager signed a 10-year lease to relocate to
6 East 32nd St	7,680	Vendome Group/J. McLaughlin K. Phelan	Wayne Van Aken, Grubb & Ellis	The publishing and information servces company subleased spa
535 Fifth Ave	7,300	Control Risks Group/Franco Oro, CBC	John Monaco, The Moianin Group	The global risk consultancy signed a seven year lease.
1150 Sixth Ave	6,500	jackobin Consulting Services/Harvey	Pan American Magazine Building Inc./C	The consulting firm signed a four-year, eight-month lease fo
5 Hanover Sq.	6,260	Rockwell Global Capital/G. Picco, J. Arm	Savanna/F. Cento, j. Fein, C&W	The boutique securities firm signed a seven-year lease on th
209 West 38th Street	5,300	Cahartt/Allen Gurevich, Newmark Knight	Newmark Holdings/Matthew Mandell	The apparel manufacturer signed a lease on the eight floor
20 Jay Street	5,200	Red Antler	Two Trees Realty	Ed Pudyak of Red Antler represented the tenant in-house. Tw
65 West 38th Street	5,200	Body Wrappers	6536 Associates	Robert Kaplan of Hidrock Realty represented the landlord, a
545 Madison	5,159	Universal Maritime	LCOR	Sloane Rhulen, Gregg Rothkin, Robert Flippin ad Paul Midnec
11 East 26th Street	5,088	Project :Worldwide Inc./CBRE	East Twenty Sixth Associates/James	The engagement marketing firm signed a four-year lease. The
145 W. 57th Sdtret	5,000	Kranz and Co.	MIT 145 E47th LLC	Asking rent was \$53 per square foot. Charles Goldberg of Co
145 E. 57th	5,000	Throckmorton Fine Art	MT 145 E.47th LLC	Asking rent was \$53 per square foot. Charles Goldberg of Co
145 East 57th St	5,000	Judson Realty LLC/Barrett Stern, Grubb &	MIP 145 East 57th Street LLC/Barrett S	The real estate firm signed a 10-year lease renewal.
306 West 38th Street	5,000	Jes Gordon LLC/David Youngworth, Living	Greenfield Real Estate	The event planner signed a three-year lease for the entire s
151 West 46th St	5,000	neiger LLP/Avi Ben-Ishay, Norman Bobrow	n/a	The law firm signed a five-year lease for the entire fourth
145 Eastg 57th Street	5,000	Kranz & Co. LLP. Colliers International	MIP 145 East 57th Street LLC/Barrett S	The accounting firm signed a five year lease renewal.
145 East 57th St	5,000	Throckmorton Fine Art Inc./colliers I	MIP 145 East 57th Street LLC/Barrett S	The art gallery signed a five-year lease renewal.
5 Hanover Sq.	4,985	Jones & Jones LLP/Bret Gartner, Winslow	Savanna F. Cento, J. Fein, C&W	The law firm signed a 10-year lease on the 10th floor.
415 Madison	4,741	Fortune Financial Guaranty LLC/Lily	Demetriou General Agency/nicholas	The real estate management firm subleased space on part of t
276 Fifth Avenue	4,710	Hulu.com	N/A	The asking rent was \$45 per square foot. Elliot Klein of Wf
39 Broadway	4,443	Merit Hire LLC/Lily Lin, A.C. Lawrence &	Brian Siegel, The Lawrence Group	The staffing company signed a lease on the seventh floor for
80 Laiden Ln	4,358	Ottenheimer Healthj, McLaughlin	AM Holdings Corp.	The medical office signed a long-term lease on the ninth flo
280 West 36th Street	4,250	Wear Abouts Apparel	N/A	Ryan Magner and Catherine O'Toole of Tarter Stats O'Toole re
145 East 57th Street	4,250	After midnight Company LLC/Barrett Stern	MIP 145 East 57th Street LLC/Barrett	The nightlife company signed a 10-year lease renewal .
280 West 36th Street	4,000	Salon.com	N/A	Ryan Magner and Catherine O'Toole of Tarter Stats O'Toole re
810 Seventh Ave	3,556	Vine Investment/R. Gottlieb, W. Siegel,	SL Green/Represented in-house	The hedge fund signed a long-term lease.
37 West 39th Street	3,420	The Winthrop Group/S. Galin, P. Simel,	Bret Maslin, Adams & Co.	The historical archiving compan signed a lease for the build
35 W. 36th Street	3,400	React2Media	3536 Assoc. LLC	Robert Kaplan represented the landlord. Tenant was represen
256 West 8th St	3,400	Synergy/W. Sigel, R. Rozins, CBC Hunter	256-26 LLC/Catherine O'Toole, Tarter S	The motivational speaking group signed a long-term leas for
370 Lexington Ave	3,237	Bladex	Sherwood equities	Robert Kluge of CB Richard Ellis represented the tenant. Th
551 Fifth Avenue	3,100	Three Ocean Partners	American Industrial Partners	Roger Magner Griswold and Arkady Smolyansky of CB Richard El
606 West 26th St	3,000	Body by Simone/Abe Saks, Miyad Realty	R. Betesh, K. McCann, Sinvn Real Estat	The private training studio signed a lease in an office build
1410 Broadway	2,980	Maximum Impact Inc./M. Mandel, L. H. Lewe	L.H. Charney Associates Inc.	The promotions firm signed a seven-year lease.
370 Lexington Ave	2,800	Ditchik & Ditchik LLP	Sherwood Equities	The tenant was represented by Joshua Winslow of Winslow & Co.
5 Hanover Sq.	2,510	Capital Legal Solutions/omar Sozkesen,	Savanna/F. Cento, j. Fein, C&W	The technology firm signed a seven-year lease on the 20th flo
12 East 23rd St	2,500	NationalEthnic Coalition of Organization	Gautam Nagarmat, Berik Managemet	The nonprofit signed a lease.
55 Fifth Ave	2,500	Robert Half International/H. Stein T. St	Time Equities/Represented in-house	The staffing services firm signed a new lease.
259 West 30th St	2,458	Treatment Action Group. Waterman, L.	The Feil Organization/Represented in-h	The non-profit signed a lease.
261 Fifth Ave	2,458	Treatment Action Group. Waterman, L.	The Feil Organization/Represented in-h	The nonprofit signed a lease.
35 W. 36th Street	2,440	The Apparel Maker	3536 Maker	Robert Kaplan represented the landlord. Asking rent was \$34
146 West 29th Street	2,415	A76 Productions/Lily Lin, A.C. Lawrence	Teresharan Land Co.	The video and photo production company signed a five-year le
370 Lexington Ave	2,282	UNOPS	Sherwood Equities	Simone Lillian of Sinvn Realty represented the tenant. The
230 Fifth Ave	2,000	Zing USA/Annie Yao, Buchbinder & Warren	Harvey Richer, Newmark Knight Frank	The public relations and marketing communications agency sig
117 East 24th St	2,000	Taykey/Matthew Kleinman, Miyad Realty	Eli Someck, Living Real Estate	The tech company signed a lease.
6 East 45th St	1,875	Vaishali Damond Corporation/Avi Ben-Isha	Helper Realty Associates	The manufacturer and importer of diamonds signed a new five-
121 West 27th St	1,875	Vaishali Damond Corporation/Avi Ben-Isha	Helper Realty Associates	The manufacturer and importer of diamonds signed a lease fo
608 Fifth Ave	1,801	Michael Khordipour/Avi Ben-Ishay, Norman	RFR Realty	The jewelry company signed a lease for part of the fifth flo
155 West 46th St	1,800	Next Media Animation LLC/David Young, Li	Concord Partners 48th St LLC	The CGI Animation company signed a two-year lease for the en
401 Broadway	1,800	Overthinking/Michael Rouzenrouch, Miyad R	Jay Casely, ABS Partners	The marketing firm signed a lease.
5 Hanover Sq.	1,730	Community Housing Improvement Program/Ga	Savanna/F. Cento, j. Fein, C&W	The trade organization representing apartment building owner
183 Madison Ave	1,682	Jacobs, Associates/M. Plavin, M. Mandel,	Rigby Asset Management LLC	The engineering firm signed a five-year lease.
1560 Broadway	1,602	BE FIT Physical Therapy/Todd hershman, G	Newmark & Company Real Estate Inc.	The physical therapy company signed a five-year lease.
18 Harrison St	1,560	Catalyst Advisors/Greg Kim, Tarter Stats	18 Harrison Street Development Associa	The healthcare exectutive search firm signed a five-year leas

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370 Lexington Ave	1,432	Condeco Software	Sherwood equities	Brett Gartner of Winslow & Co. represented the tenant; the l
73 Spring St	1,400	Lime Mical/Michael Rouzenrouch, Miyad R	n/a	The tech company signed a lease.
370 Lexington Ave	1,381	Continental Exhibitions	Sherwood equities	The landlord was represented in-house by Adam Weissleder and
576 Fifth Ave	1,280	N.E.R. Diamonds/Avi Ben-Ishay, Norman	n/a	The diamond company signed a lease renewal on part of the si
370 Lexington Ave	1,265	Fiduciary Management Group	Sherwood equities	Barry Spagna of Murray Hill Properties represented the tenan
1350 Sixth Ave	1,265	OCP Advisors LLC/Betty Posner, NYCRS	SL Green/Represented in-house	The tenant leased medical space.
140 West 57th St	1,121	Georland Corp./Bertrand De Soultrait, NYC	Feil Organization/Represented in-house	The jewelry showroom signed a lease.
165 Madison Ave	1,000	Andrew Patapis design/Mayer Jotkowitz,	Falcon Properties	The design firm signed a lease.
285 West Broadway	900	Acclivity NYCLLC/Jane Slade, Red Real	285 West Broadway Associates/Joshua Sa	The New Jersey-based software company signed a three-year le
1430 Broadway	832	JCL Textile Corporation/Francine Oro, CB	Steinberg & Pokoik/Represented in-hous	The textile firm signed a five-year lease renewal.
241 West 37th St	800	G3 Furniture USA/Matthew Kleinman, Miyad	n/a	The furniture company leased office space.

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