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March 2, 2009



THE DEAL SHEET

*Everybody must've been out buying shovels and salt this week, because it was pretty quiet. But there were still some **exciting** deals going on, and we figured you needed some snow day reading.*

Sales Transactions

A Conn.-based private investor purchased the 71k-SF **Goff Brook Shops** at **1267-1309 Silas Deane Hwy.** in **Wethersfield, Conn.** for **\$6.8M**. New England Retail Properties represented the buyer, while Sperry Van Ness' **Joseph French** and **Neil Golub** represented seller **Centro Properties**. The property is **84% occupied** to **12 tenants** including Office Depot, Home Town Buffet, and Catherine's.

Project 17 Realty's **Waleed Cope** sold a **2.8k-SF development site** at **1266 Pacific St.** in **Crown Heights, Brooklyn** to an investor for **\$245k cash**. The buyer plans to **build rental units** on the site.

Lease Transactions

Interactive Data Corp. inked a **15-year, 65-k SF** lease at **100 Church St.** as the anchor tenant. It plans to relocate **212 employees** from its Midtown office in **November '09**. Richard Berzine & Co.'s **Richard Berzine, Robert DeAngelis** and **Richard Fenn** represented the tenant, while CB Richard Ellis' **Stephen Siegel, Howard Fiddle, Brad Gerla, Zachary Freeman,** and **Gerry Miovski** represented landlord **The Sapir Organization**.

Planet Fitness and **Pure Nature** signed **15-year leases** for **30-33 Steinway St.** in **Long Island City, Queens**. Planet Fitness will take **17k SF** of the basement, ground, and second floors, while Pure Nature will take **5k SF** of the ground floor. Franchise Realty's **Ray Villafana** represented the tenant, while Sholom & Zuckerbrot Realty's **Marc Durst** and **Douglas Weinstein** represented landlord **Jenel Management**.



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Power Merchants Group inked a **10-year, 16k-SF** lease at **88 Pine St.**, also known as **Wall Street Plaza**. NAI Global New York City's **Andrew Simon** and **Robert Kluge** represented the tenant, while Cushman & Wakefield's **Frank Cento** represented owner **Orient Overseas Associates**. The agreement includes a complete **rebuild** of the existing floors, providing the tenant with turnkey office space upon move-in to the 15th floor.

PR agency **Gibbs & Soell** leased the entire **12.7k-SF** 44th floor of **60 E. 42nd St.** It will relocate from its 600 Third Ave. headquarters by **June**. Studley's **Erick Schmall** represented the tenant, while Newmark Knight Frank's **William Cohen, Jonathan Fanuzzi,** and **Ryan Kass** represented owner **W&H Properties**.

Construction & Development

Del-Sano Contracting Corp. completed the construction of the **\$16.8M Garden Street Lofts** in **Hoboken, NJ**. It is pending certification as NJ's **first luxury residential project** to earn a **Silver LEED** rating, and will also be Hoboken's **only LEED-certified residential building** upon certification. The building was redeveloped from an existing **43k-SF warehouse**, and the developer built a new **35k-SF addition**. The mixed-use complex includes **30 condos** and **7.5k SF of retail space** facing 14th and Garden Streets. **Bijou Properties** is the project owner, and team members included **Sharples Holden Pasquarelli Architects, Buro Happold,** and **Dome-Tech Group**. **TD Bank** provided financing, while **Hudson Place Realty** is marketing the **50%-sold** project.

John Gallin & Son completed the **demolition** of the top three floors of **60 E. 42nd St.** The penthouse suite from floors 53 to 55 was once the offices for **Harry Helmsley** and **Helmsley-Spear's** headquarters, and is now available for the first time in over **half a century**. Owner **W&H Properties** is marketing the space, and will consider leasing the three floors separately. The construction firm also demolished the **fourth** and **49th floors**, and will be doing a pre-built unit on the **25th floor**. The architect for all the demolished floors and the pre-built is **The Mufson Partnership**.

In response to increasing demand for small to mid-sized pre-built units, **W&H Properties** is expanding its **pre-built program** in all **nine** of its pre-war trophy buildings. As a result, it is **rolling out** new pre-builts that contain new ceilings, lighting, flooring and **efficient layouts**, as well as incorporating more **sustainable features**.

Financing

Cronheim Mortgage arranged **\$1.2M** in financing for a **4.5k-SF single-tenant retail** property at **336 W. Main St.** in **Avon, Conn.** The loan has **10-year term** based on a **25-year amortization** schedule. **Stonewall Kitchen** occupies the property, which is next door to a free-standing **CVS** recently financed by Cronheim for **\$21M**.

ALSO AROUND NEW YORK...

Exec Moves

Steve Braun joined **Colliers ABR** to further develop its **tenant rep** platform. He previously served as a brokerage services director at **Cushman & Wakefield**, and once owned and operated an

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international apparel **manufacturing and distribution business**. He holds a degree from **Boston University**.

CB Richard Ellis announced **David Gialanella** as head of its **New Jersey management team**. As part of the leadership change, **Jeff Hipschman** will expand his senior managing director role to focus on statewide management of all business lines for the firm, and managing director **Patrick Luzzi** will be more involved in the overall brokerage management. David joined the firm in '05, and has held several positions at CB and **Cushman & Wakefield**. He holds degrees from **Seton Hall University, Catholic University, and Manhattan College**.

Deal or no deal, Bisnow wants to hear what's going on. Send transactions, story ideas, and boxes of Godiva to amanda@bisnow.com



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