

# LEASES

## NEW YORK

**Adams & Co.** announced the following leases:

- A 2,408s/f space at 20 West 36th Street for O'Neil Langan Architects PC. **Alan Bonett** and **Bradley Cohn** represented the tenant. **Michael Moorin** and **Allen Gurevich** of **Newmark Grubb Knight Frank** represented the landlord, State Court Enterprise. O'Neil Langan Architects will be leasing a 2,408 s/f space on the fifth floor for a five year term; asking price for this space was \$45 psf.

- A five-year, 1,983 s/f renewal for Vinci Suits at 110 West 40th Street. **David Levy** and **Brett Maslin** represented the landlord, One Ten West Fortieth Associates, and the tenant in the transaction. Vinci plans to use the space for showroom and office space for wholesale inventory.

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**Jamie Schwartz**, Executive Vice President of **GHP Office Realty, LLC**, announced The Westchester Bank has signed a 15 year lease for 11,250 s/f of office space for its new headquarters located at 12 Water Street, White Plains, New York. Schwartz represented the bank in the deal. The owner, 12 Water Street Associates, LLC, was represented in house. Norm DiChiara AIA of Norman DiChiara Architects, P.C. will be designing the space.



SCOTT GALIN

**Handler Real Estate Organization** announced the following leases:

- Women's clothing company Susana Monaco, Inc. has signed a long-term, 6,000 s/f renewal for the entire 17th floor at 263 West 38th Street, which will continue to serve as the firm's office and showroom space. Susana Monaco has occupied space since 1999, first with a half floor, and then expanding to a full floor in 2004. Handler principal and CEO **Scott Galin**, and executive vice president **Richard Farley** represented the landlord in-house.

**Simone Healthcare Development Group**, an affiliate of Simone Development Companies, has signed a long-term lease with North Shore – LIJ Health Systems, Inc. for nearly 6,000 s/f of space, which will consist of ground floor medical offices, a patient service center and general administrative offices, at a medical condominium acquired by Simone earlier this year at the Diamond House, a residential building located at 170

## Mack-Cali leases 185,000 s/f

Mack-Cali Realty Corporation announced that it leased 184,575 s/f at its office and office/flex commercial real estate properties in Westchester County in New York, and Fairfield County in Connecticut. Portfolio-wide, Mack-Cali leased 621,077 s/f of space during the quarter. Highlights of the third



PAUL WEXLER

East 77th Street in Manhattan. **Paul Wexler** of **Wexler Healthcare Properties Team**, a division of **The Corcoran Group**, was the sole broker involved in this transaction and negotiated the deal on behalf of the owner. Simone will be providing a complete turn-key build-out on behalf of the tenant, and the facility is expected to be open for business during the month of November 2014.

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**SJP Properties** signed a 6,964s/lease with **Kent Beatty & Gordon, LLP (KB&G)** at 11 Times Square. The building is owned by a joint venture of SJP Properties and investors advised by Prudential Real Estate Investors. The firm will relocate its New York offices from 425 Park Avenue, which is slated to be razed. **Jesse Rubens** and **Nick Gilman**, of **MHP Real Estate Services**, represented KB&G in the lease. **Paul Glickman** and **Dan Turkewitz** of **JLL**, 11 Times Square's exclusive office leasing agent, represented SJP.

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**Amira I Grand Foods Inc.** (subsidiary of Amira Nature Foods Ltd), a g global provider of Indian specialty rice, will expand its U.S. presence with a New York City office at 12 East 52nd Street. The company will occupy the full 2,550 s/f seventh floor, making the building fully leased. **George P. Fabian**, of **Heritage Realty Services LLC**, represented ownership in the transaction. **Pavan M. Uttam** of **UP Real Estate Advisors LLC** represented the tenant.

## NEW JERSEY

The Dance Theatre of New Jersey has signed a lease for a new 5,000 s/f space at 112 Bauer Drive in Oakland, NJ. The company will be moving from its existing 2, 500 s/f space at 6-12 Franklin Ave in Oakland, with the expectation of opening on December 1. **Susan Preisler** of **Winick Realty Group NJ**, represented the Dance Theatre of New Jersey. 112 Bauer Drive is owned by **WSJ II, LLC**, who is working with Dance Theatre of New Jersey to build out the space to the concept's specifications. Ownership was represented by **NAI James E. Hanson**, Parsippany Branch.

## CONNECTICUT

**Avison Young** announced the completion of a new 10,000 s/f long-term lease at Cambridge Hanover's 100 Trap Falls Road in Shelton, CT with Option Care Enterprises, Inc., a subsidiary of Walgreens. **Sean Cahill**, Avison Young Principal and Managing Director of the firm's Fairfield/Westchester office, represented Cambridge Hanover in the transaction, while **Christina Blair** of **CBRE** represented the tenant. Cambridge Hanover purchased the 81,526-sf property in July 2013, and has completed major capital improvements to convert the building from a single tenant industrial property to a modern

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**Charter Realty & Development** has leased space in Parker Harding Plaza in Westport, CT to The Shade Store. The Shade Store took 1,600 s/f in Parker Harding Plaza. The Shade Store was represented by **Penney Wickey** of **Saugatuck Commercial Properties**.

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**Choyce Peterson, Inc.** announced the following leases:

- Capital Partners leased 8,320 s/f at at 301 Merritt 7, Norwalk, CT. **John Hannigan** and **Alan Peterson** represented Capital Partners. The brokers combined available space from the landlord (that was too small for Capital Partners) with an adjacent sublease suite, and negotiated over two dozen "deal" terms and conditions. **Tom Pajolek** and **Ned Burns** of **CBRE** represented **Clarion Partners** and **Marcus Partners** in the transaction.

- Belvoir Media Group leased 11,000 s/f at 535 Connecticut Avenue in Norwalk, CT. **John Hannigan** represented Belvoir Media Group, who relocated from 800 Connecticut Avenue. Hannigan brought in architect Monique Delorme of Corporate Design Solutions, to help identify potential office layouts.

## Onyx signs call center deal

Onyx Equities completed a long-term lease with BPA International, a provider of call center solutions. The company will occupy 11,330 s/f at 900 Stewart Avenue in Garden City.

BPA International chose to re-locate to the Class-A office building, jointly-owned by Onyx Equities and Davis Companies, in order to take advantage of the building's location, common-area renovations, a full-service cafeteria.

The 252,000 s/f, six-story, trophy building was built in 1984 and originally served as the corporate headquarters for Chase Manhattan.

"Like all of the assets in our portfolio, 900 Stewart Avenue represents a package of first-rate amenities, wonderful atmosphere and convenience," said Adam Karafiol, senior vice president of Leasing, Onyx Equities. "BPA International needed a building that could offer comfort and on-site dining as well as access to mass transit and major roads."

Michael Rosenfeld, The Rochlin Organization, represented BPA International. **CBRE's Dan Brandel**, **David Leviton** and **Robert Seidenberg** represented ownership.

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