

NAI Friedland Realty Closes Six August Deals in the Bronx, Westchester, and Rockland Counties

Yonkers, NY (September 14, 2009) – NAI Friedland Realty, a full service commercial real estate firm serving metropolitan New York, announced that its Industrial, Office, and Retail divisions closed six Westchester, Rockland, and Bronx lease and sale transactions in August 2009. The combined deals total over \$9.5 million and represent nearly 77,000 square feet of space. NAI Friedland Realty has been an industry leader for nearly 40 years.

The Industrial team completed three transactions:

- Lease of 24,300 sq. ft. at 718 S. Fulton Avenue in Mt Vernon. Executive Director Steve Kornspun, S.I.O.R., brokered the deal between Simone Development (landlord) and Transcare (tenant). Kornspun represented landlord and tenant in the long-term lease. The asking price was \$9.50 per sq. ft. net.
- Lease of a 4,500 sq. ft. building and 4,500 sq. ft. of land at 775 Tiffany Street in the Bronx. Executive Director Steve Kornspun, S.I.O.R., brokered the deal between Kimco Realty Co. (landlord) and Billy Matthews (tenant). Kornspun represented the tenant in the five-year lease. The asking price was \$6,800 per month, base taxes included.
- Lease of 3,045 sq. ft. at 36 North 9W in Congers. Industrial Associate Alan Zucco brokered the deal between Snow Church Realty (landlord) and Slattery Moving & Storage (tenant). Zucco represented both the landlord and tenant in the two-year lease. The asking price was \$8 per sq. ft.

The Office team completed two transactions:

- Lease of 3,482 sq. ft. at 1133 Westchester Avenue in White Plains. Executive Directors Ellen Benedek and Carl Silbergleit brokered the deal between Robert Weisz of RPW Group (landlord) and Center Management (tenant). Benedek and Silbergleit represented the tenant in the thirteen-year lease. The asking price was \$32.50 per sq. ft. plus electric.
- Lease of 1,354 sq. ft. at 700 White Plains Road in Scarsdale. Executive Directors Ellen Benedek and Carl Silbergleit brokered the deal between Vernon Hills Shopping Center (landlord) and the Church of Latter Day Saints (tenant). Benedek and Silbergleit represented the tenant in the five-year lease. The asking price was \$26.00 per sq. ft. plus electric.

The Retail team completed one transaction:

- Sale of 40,000 sq. ft. at 4401 Bronx Boulevard in the Bronx for \$5,190,000. Retail Associate Rick Stassa brokered the deal between BD Capital Advisors (seller) and Montefiore Medical Center (purchaser). Stassa represented both the seller and purchaser in the sale.

“As more property continues to come on the market, there definitely are deals to be made,” said Tony Lembeck, NAI Friedland Realty’s COO. “Friedland’s brokers are ready to fill every vacancy in Westchester and the Bronx. We have our finger on the pulse of the market and our brokers are very, very active.”

NAI Friedland Realty Inc. is located at 656 Central Park Avenue in Yonkers and can be reached at 914-968-8500, www.friedlandrealty.com.

About NAI Friedland Realty Inc.

NAI Friedland Realty Inc., founded in 1970, is a full service commercial real estate firm covering the entire metropolitan New York area, with a majority of its business in Westchester County and the Bronx, but additionally in Putnam and Rockland Counties, New York City, Connecticut, and New Jersey. Headquartered in Yonkers, New York, Friedland also maintains a satellite office in Manhattan. Friedland sales staff members strive to provide guidance and information that enables clients to make the best lease or purchase decisions. Brokers in Friedland's four divisions -- Retail, Industrial, Office, and Residential/Development -- understand their markets and are supported by a sophisticated computer database of available properties and potential tenants. Friedland is a member of NAI, the only managed network of commercial real estate firms in the world.

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