



NAI Friedland Realty Closes Eleven Transactions in January and February *Deals Span the Bronx, Queens, Manhattan, Westchester, Rockland, and Orange Counties*

Yonkers, NY (March 4, 2010) – NAI Friedland Realty, a full service commercial real estate firm serving metropolitan New York, announced that its Retail, Office, and Industrial Divisions closed eleven lease and sale transactions in the Bronx, Queens, Manhattan, Westchester, Rockland, and Orange Counties during January and February 2010. The combined deals total more than \$15.5 million. NAI Friedland Realty has been an industry leader for 40 years.

The Retail Division completed seven transactions:

- 20 year lease of 7,543 sq. ft. at 1800 Williamsbridge Road, Bronx for \$8.15 million. Executive Vice President Robin Herko, Executive Vice President Steve Lorenzo, and Retail Associate David Scotto represented Walgreens (tenant). Executive Vice President Kathy Zamechansky was also involved in the deal and served as a consultant to the developer. Craig Evans of Colliers International represented the landlord. This is the fourth transaction that Friedland completed for Walgreens in the past year.
- Sale of a 22,000 sq. ft. development site at 4339 White Plains Road, Bronx for \$1.26 million. Executive Vice President Rick Stassa negotiated the deal between 4339 White Plains Associates LLC (seller) and Praxis Housing Initiatives (purchaser). Praxis plans to invest over \$20 million on a 40,000 sq. ft. building.
- 10 year lease of 1,900 sq. ft. 565 West 181st Street, New York for \$1.57 million. Executive Vice President Rick Stassa represented both Sharon Properties (landlord) and La Esperanza Furniture (tenant).
- 15 year lease of 2,400 sq. ft. at 2250 East Tremont Avenue, Bronx. Executive Vice President Robin Herko, Executive Vice President Steve Lorenzo, and Retail Associate David Scotto represented both Parkchester Condos (landlord) and Fresh Farm Food Corp. (tenant). Additional space is available at the 2250 East Tremont Avenue location.
- 10 year lease of 4,000 sq. ft. on Junction Boulevard, Jackson Heights. Executive Vice President Rick Stassa is the exclusive broker for the tenant, Lola, a women's clothing and shoe store. Bob Klein of Kalmon Dolgin represented the landlord.
- 5 year lease for 1,500 sq. ft. at 466 Ashford Avenue, Ardsley. Vice President Joan Simon represented both GAN Realty Associates, LLC (landlord) and Slevin, Inc. (tenant).
- Lease for 1,512 sq. ft. at 4 West Cross Street, Croton Falls. Vice President Joan Simon represented both Forum Capital Partners LLC (landlord) and Retail Artists Gallery Co-Op (tenant).

The Office Division completed two transactions:

- Sale of 5,000 sq. ft. at 277 Tarrytown Road, Elmsford. Executive Directors Carl Silbergleit and Ellen Benedek represented both CIT Small Business Lending Corp. (seller) and Alfred C Laub (purchaser).
- Sale of 10,000 sq. ft at 374 Windsor Highway, Vails Gate. Executive Directors Carl Silbergleit and Ellen Benedek acted as a consultant for the purchaser, Tutor Time of Vails Gate. The seller was Capital Business Solutions.

The Industrial Division completed two transactions:

- 5 year lease of 3,200 sq. ft. at 1501 Bassett Ave, Bronx. Executive Director Steve Kornspun represented both Empire Collision (tenant) and the landlord.
- 2 year lease of 29,000 sq. ft. at 500 Beach Road, Haverstraw. Industrial Associate Alan Zucco represented Mid-Hudson Moving & Storage (tenant). Lynn Teger from Teger Commercial represented Kennedy Family LLC (landlord).

“Even in this difficult economy, there are deals to be made,” said Tony Lembeck, NAI Friedland Realty’s COO. “Our brokers have done a phenomenal job of remaining active by conveying a realistic understanding of current market conditions to their clients. They continue to match properties with clients in industries that are doing well and know which businesses are expanding.”

“Friedland’s brokers are ready to fill every vacancy in Westchester, Rockland, Putnam, and the Bronx,” Lembeck continued. “We actively canvass each market on a regular basis in order to keep our finger on the pulse of what is going on in our areas of expertise.”

NAI Friedland Realty Inc. is located at 656 Central Park Avenue in Yonkers and can be reached at 914-968-8500 or by visiting 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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