



NAI Friedland Realty Ends Year with \$24.5 Million in Deals

Firm Closes Sixteen Deals in November and December

Yonkers, NY (January 21, 2009) – NAI Friedland Realty, a full service commercial real estate firm serving metropolitan New York, announced that its Retail and Industrial Divisions closed sixteen lease and sale transactions in the Bronx, Brooklyn, Westchester and Rockland Counties during November and December 2009. The combined deals represent nearly 250,000 square feet of space and approximately \$24.5 million. NAI Friedland Realty has been an industry leader for nearly 40 years.

The Retail Division completed twelve transactions:

- Sale of 34,500 sq. ft. at 4217 Vireo Avenue, Bronx for \$4.5 million. Executive Vice President Rick Stassa represented both Our Lady of Mercy (seller) and Christ Alive Christian Church (purchaser).
- Sale of 15,000 sq. ft. at 2126 Barnes Avenue, Bronx. Executive Vice President Kathy Zamechansky and Senior Executive Vice President Ross Schneiderman negotiated the deal on behalf of the seller, Young Israel of Pelham Parkway. The School Construction Authority purchased the property for \$3.4 million.
- 20 year lease of 10,879 sq. ft. at 3035 White Plains Road, Bronx. Executive Vice President Robin Herko, Executive Vice President Steve Lorenzo, and Retail Associate David Scotto represented both The Arker Companies (landlord) and Key Food (tenant).
- 15 year lease of 3,700 sq. ft. at 2996 Third Ave, Bronx. Executive Vice President Robin Herko, Executive Vice President Steve Lorenzo, and Retail Associate David Scotto brokered the transaction between Related Companies (landlord) and City Jeans (tenant).
- 12 year lease of 1,875 sq. ft. at 2358-64 University Avenue, Bronx. Executive Vice President Rick Stassa represented both Jem Realty Management (landlord) and 99 Cent Discount King (tenant). The asking rent was \$8,000 per month.
- 10 year lease of 9,000 sq. ft. at 890 Prospect Avenue, Bronx for \$2.85 million. Executive Vice President Robin Herko, Executive Vice President Steve Lorenzo, and Retail Associate David Scotto represented both MSB Development (landlord) and Montefiore Medical Center (tenant).
- 10 year lease of 3,500 sq. ft. at The Gateway Center at Bronx Terminal Market for \$2.49 million. Executive Vice President Robin Herko, Executive Vice President Steve Lorenzo, and Retail Associate David Scotto represented the tenant, Marisco Centro. Ripco Real Estate represented the landlord, The Related Companies.
- 10 year lease of 11,000 sq. ft. at 1334 Louis Nine Boulevard, Bronx for \$2.25 million. Executive Vice President Kathy Zamechansky negotiated the deal between Jackson Development (landlord) and Brightside Academy (tenant). The lease includes two 5 year options after the 10 year period with rent ranging from \$22-23 per sq. ft. Zamechansky represented the tenant and is the Exclusive Broker in the New York area for the Pittsburgh-based Day Care Center.

- 6 year lease of 2,200 sq. ft. at 2013 Williamsbridge Road, Bronx. Executive Vice President Kathy Zamechansky represented both Simone Development (landlord) and PHC Services (tenant). PHC Services, a home care agency presently located on Morris Park Avenue, Bronx, is relocating to expand their operations. The rent is \$26.50 per sq. ft.
- 5 year lease of 2,843 sq. ft. at the Bruckner Plaza Shopping Center, Bronx. Executive Vice President Kathy Zamechansky negotiated the deal between Vornado Realty (landlord) and Vold Consulting (tenant). Zamechansky represented the tenant in the transaction.
- 10 year lease of 11,000 sq. ft. at 683 Barbey Street, Brooklyn. Executive Vice President Kathy Zamechansky represented both Jackson Development (landlord) and Brightside Academy (tenant). The lease includes two 5 year options after the 10 year period with rent ranging from \$22-23 per sq. ft. Zamechansky is the Exclusive Broker in the New York area for the Pittsburgh-based Day Care Center.
- Lease for 3,000 sq. ft. at 15 Leroy Place, New Rochelle. Vice President Joan Simon represented both Westchester Jewish Community Services (landlord) and Second Chance Ministries Leadership Center (tenant). The property was leased for \$3,100 per month with an option to buy.

The Industrial Division completed four transactions:

- Sale of 66,600 sq. ft. at 1101 Zerega Avenue, Bronx for \$4.017 million. Executive Vice President Peter Cokin represented the purchaser, Hellman Electric & Traffic Works. Cushman & Wakefield represented the seller, Verizon.
- 3 year lease of 50,000 sq. ft. of land with a garage building at 10 Hermann Place, Yonkers. Executive Vice President Peter Cokin negotiated the renewal between PJ Herman, Inc. (landlord) and Royal Coach Lines (tenant). The asking rent was approximately \$200,000 per year.
- Lease of 2,500 sq. ft. at 40 Pleasant Street, New Rochelle. Industrial Associate Jeff Clinton represented both Wodraska Roofing (landlord) and SCS Building Supply (tenant). The asking rent was \$2,000 per month.
- 5 year lease of 8,100 sq. ft. at 37 Ramland Road, Orangeburg. Industrial Associate Alan Zucco represented the tenant, LTS Chemicals. Lynn Teger from Teger Commercial represented the landlord, BNM Properties. The asking rent was \$4,100.

“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 brokers leased and sold an excess of a million square feet in last year – a considerable feat given the market’s present state and an increase over 2008,” Lembeck continued. “We are ready to fill every vacancy in Westchester, Rockland, Putnam, and the Bronx. 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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