



NAI Friedland Realty Closes Twelve Deals in September and October Spanning Westchester County and the Bronx

Yonkers, NY (November 13, 2009) – NAI Friedland Realty, a full service commercial real estate firm serving metropolitan New York, announced that its Office, Retail, and Industrial Divisions closed twelve lease and sale transactions in Westchester County and the Bronx over September and October 2009. The combined deals represent more than 130,000 square feet of space. NAI Friedland Realty has been an industry leader for nearly 40 years.

The Office Division completed two transactions:

- Sale of 43,700 sq. ft. at 1 Labriola Court, Armonk for \$4.7 million. Executive Directors Carl Silbergleit and Ellen Benedek negotiated on behalf of the seller, SEMX Corporation. 30 Clairmont LLC purchased the property, which is situated on 4 acres.
- Lease of 10,749 sq. ft at 580 White Plains Road, Tarrytown for \$6.315 million. Executive Directors Carl Silbergleit and Ellen Benedek brokered the deal between RXR Realty (landlord) and Children's Corner Learning Center (tenant). Silbergleit and Benedek represented the tenant.

The Retail Division completed five transactions:

- 25+ year lease of 11,000 sq. ft at 870 Central Park Ave, Scarsdale. Retail Director John Williams represented Elias Laurenzatos (landlord) and Walgreen's (tenant).
- 10 year lease of 2,000 sq. ft. at 2356 University Avenue, Bronx. Retail Associate Rick Stassa represented both the landlord and tenant, Mi Gente Salon. The asking rent was \$3,750 per month plus utilities.
- 5 year lease of 3,000 sq. ft. at 207 North Avenue, New Rochelle. Executive Vice President Robin Herko, Executive Vice President Steve Lorenzo, and Retail Associate David Scott represented the landlord, 207 North LLC, and the tenant, Bella Beauty Supply. The asking rent was \$27 per sq. ft.
- Lease option for 2,000 sq. ft. at 1335 North Avenue, New Rochelle. Retail Director John Williams brokered the deal between Vincent Giuffini (landlord) and Tiffany's Nail & Spa (tenant).
- Lease of approximately 1,200 sq. ft at 1365 Sixth Avenue, New York. Gene Meer, President of the Manhattan satellite office, brokered the deal for the tenant, Liberty Travel.

The Industrial Division completed five transactions:

- Sale of 22,000 sq. ft at 236 Grandview Avenue, Yonkers for \$1.75 million. Senior Executive Vice President Ross Schneiderman and Executive Director Steve Komspun brokered the deal between K'hal Adath Jeshrun, Inc. (seller) and Antiochian Orthodox Church (purchaser).

- Sale of a 16,000 sq. ft at 138-140 Columbus Avenue, Tuckahoe for \$1.625 million. Senior Executive Vice President Ross Schneiderman brokered the deal between Jerlau Realty LLC (seller) and Giovanni's Portale (purchaser).
- Sale of a 20,000 sq. ft at 18 Sargent Place, Mt. Vernon for \$1.7 million. Executive Vice President Robin Herko, Executive Vice President Steve Lorenzo, and Retail Associate David Scotto represented both Sargent Crown Realty (seller) and Autumn Properties (purchaser).
- 5 year lease of 3,000 sq. ft at 44 Columbus Avenue, New Rochelle. Industrial Associate Jeff Clinton brokered the deal between 44 Columbus Ave LLC (landlord) and The Radiator Store (tenant). Clinton represented the owner. The asking rent was \$3,000 per month.
- 1 year lease of 2,000 sq. ft at 151 Ludlow Street, Yonkers. Industrial Associate Jeff Clinton represented both the landlord, 151 Ludlow St LLC, and the tenant, Azo Reptiles. The asking rent was \$2,000 per month.

“Even in these very difficult times there are deals to be made. A broker must approach each transaction with a realistic understanding of market conditions so they can adequately convey them to his or her client,” said Tony Lembeck, NAI Friedland Realty's COO.

“Friedland's brokers are ready to fill every vacancy in Westchester, Rockland, Putnam and the Bronx. We are actively canvassing 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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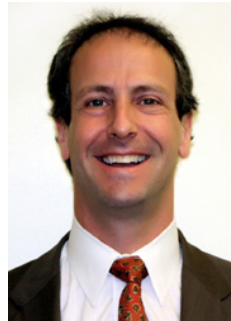
Carl Silbergleit
Executive Director



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Retail Director



Rick Stassa
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David Scotto
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