

OCTOBER 21, 2009

Friedland team inks \$11M deals

NAI Friedland Realty recently closed two Westchester transactions totaling more than \$11 million and representing close to 55,000 s/f of space.

Ellen Benedek and Carl Silbergleit, executive directors at the Yonkers-based firm, negotiated on behalf of the seller, SEMX Corporation, the \$4.7 million sale of 1 Labriola Court in Armonk to 30 Clairmont LLC.

Benedek and Silbergleit also secured a \$6.315 million aggregate lease for Children's Corner Learning Center at 580 White Plains Road in Tarrytown. The property's landlord is RXR Realty.

The Labriola Court property, 43,700 s/f of space situated on a 4-acre site, required a purchaser who was willing to close quickly while allowing the seller to remain as a tenant for several months under specific terms.

The 10,749 s/fof space at 580 White Plains Road in Tarrytown, however, was empty for years.

"Our customer has been eyeing this particular space in Tarrytown for several years," explains Silbergleit. "We had been pursuing this market for a dozen years now and finally had the opportunity to satisfy our customer's desire to open a child care center in this market."