

LEASES

New York

Swig Equities has renewed a lease with Hudson Institute, Inc. at 90 Broad Street. Hudson Institute is leasing 2,531 s/f of office space for an additional term. **Chris Mongeluzo** and **Eric Zemachson** of **Newmark Knight Frank** represented the Tenant. **Todd E. Korren** of **Swig Equities** represented the Landlord.

Cititailor leased 1,400 s/f for its second Manhattan location, at 29 East 61st Street, according to **Abraham J. Hidary**, president of **Hidroock Realty**. Cititailor, will take immediate occupancy of its new space for a term of five years. The retailer is also located at 675 Madison Avenue. Hidrock director **Jack Terzi** represented both the landlord and the tenant.

Steve Kaufman and **Barbara Raskob** of the **Kaufman Organization** recently brokered three deals totaling 18,700 s/f in one month. Asking prices for all transactions were in the upper-\$30s to lower \$40s psf range.

• **Silver Carrot, Inc.**, an online marketing firm, signed a one-year renewal lease for 7,500 s/f of office space at 132 West 36th Street. **Steve Kaufman** and **Barbara Raskob** of the **Kaufman Organization** represented the tenant. **Bobuc**

while **Steve Kaufman** and **Barbara Raskob** of the **Kaufman Organization** represented the landlord in the transaction.

Renaissance Realty Group is pleased to note the following new commercial retail leases:

• The sneaker retailer inked a 10-year lease for 2,500 s/f of ground-floor space at 323 Knickerbocker Avenue, in Brooklyn. Asking retail rents in the area are reportedly \$40 psf. **Adir Cohen**, of **Renaissance Realty Group**, represented the landlord, **Renaissance Realty**. The tenant, **K & B Brand Inc.**, was represented by **Gabriel Betesh**, of **Urban Retail**.

• **Rent-A-Center** inked a 5-year lease for 5,650 s/f of ground-floor space at 299 Knickerbocker Avenue, in Brooklyn. Asking retail rents in the area are reportedly \$40 psf. **Renaissance** was represented by **Adir Cohen**, while **Gabriel Betesh**, of **Urban Retail**, represented the tenant.

Adams & Co. Real Estate recently completed the following transactions:

• A seven-year, 1,870 s/f lease at 10 W. 33rd St. for fashion company **Young Girl Stores Inc.** **David Levy** of **Adams & Co.** represented both the tenant and landlord in the transaction. Asking rents were \$44 psf.

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• A six-year, 424 s/f lease at 110 W. 40th St. for **CTPHX Inc.** **David Levy** and **Michael Greenberg** of **Adams & Co.** represented both the tenant and landlord in the transaction. Asking rents were \$48 psf.

• A six-year, 189 s/f lease for **Wee Bee Kids Enterprises Ltd.** **David Levy** of **Adams & Co.** represented the landlord while **Jack Senior** of **Adams & Co.** represented the tenant in the transaction. Asking rents were \$44 psf.

Hidroock Realty, Inc. has arranged a 2,028 s/f lease for **Ridge Abstract Corporation** at 53 West 36th Street, according to **Abraham J. Hidary**, president of **Hidroock**, the building's landlord. The asking price was \$45 psf. **Ridge Abstract** will take immediate occupancy of its second floor space for a term of five years. The tenant is relocating from 1359 Broadway. **Robert Kaplan** and **Jack Terzi** of **Hidroock Realty** represented the landlord and the tenant, respectively.

Brian Pinnola and **Joseph Maffia** of **NAI Long Island** recently negotiated a 6,060 s/f office lease renewal for **Star Global, Ltd.** at 149-35 177th Street, Jamaica, N.Y., which is part of the 27-building 550,000 s/f **Seagis AirPark** at JFK airport. **Pinnola** and **Maffia** are exclusive leasing agents.

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