

The Cushman & Wakefield team of Ed Weiss, Robert Thuss, Robert Constabile and Lawrence Tannenbaum represented ISO in this deal, which was completed last year.

John Nugent of CB Richard Ellis represented Salomon.

RED NEW YORK

Jean Lefite is long gone and now so is S. Barth's. That 3,100 square foot corner of 58 Street at 1414 Avenue of the Americas has been now leased for Red Square, New York City, by its restaurateur and hotel partner, J Choderow.

Choderow, who owns Asia de Cuba, China Grill, Hudson Cafeteria and Tuscan Steak will open his fourth Red Square at this location. The others are in South Beach, London and Las Vegas.

Leslie Siben and Ray Tekosky of Winick Realty worked with Choderow to buy out seven years left on the lease from the previous tenant and then extend the lease with SL Green for another 15 years.

According to the brokers, this New York flagship location will feature home style food with a Russian edge.

BALAZS TO BUILD NEW HOTEL

Hotelier Andre Balazs will create a new hotel at 465 Broadway. He and partners Hines Development and Goldman Sachs Whitehall Fund purchased the former Soho flea market and parking lot earlier this month. The site also fronts on Grand and Mercer Streets.

On behalf of family sellers, Eastern Consolidated's Brian Ezratty and Ron Solarz contracted the piece two years ago to Glenn McDermott who was brought in by Lee Odell of his eponymous company.

As McDermott has since curtailed his development activities, his Goldman Sachs partners brought in the deal to conclude the \$17.3 million transaction.

SHOES FOR PRINCE

The shoe company John Fluevog is moving from Soho to Nolita.

Faith Hope Consolo of Garrick-Aug Store Leasing brought the tenant to 46 Prince Street where the owner is represented by Edmund Li of Helmsely Spear.

THEATER BONUS UPHELD

The city's theater air rights transfer rules that had been challenged by the Clinton community have been upheld in a court decision.

The ruling permits theaters to sell and transfer their air rights within the entire Broadway theater district, just to adjoining properties or to those across the street from the ones that are landmarked.

Several stalled projects are expected to now get underway, once their transferable development rights deals are finished and zoning lot mergers are complete.

Check the boundaries, FAR, and other rules with your zoning attorney.

SHOE STORE TAKES LARGER SIZE

The successful Canadian shoe and leather retailer, Aldo, is moving east on 34th Street and expanding. Its new space at 15 West 34 Street and completely renovating the shop.

The space, now occupied by VIM, consists of a 4,500 square-foot store, a 3,000 square-foot basement and a 2,000 square-foot mezzanine level that may go up to show off the high ceilings.