

LEASES • LEASES • LEASES

NEW YORK

Adams & Co. Real Estate announced the following transactions:

- **European Classic, Ltd.** has signed a **2,968 s/f** lease at **48 W. 37th St.** in New York City. **David Levy**, of Adams & Co., represented both parties in the transaction;

- **M. Hidary and Co.** has signed a **2,918 s/f** lease at **10 W. 33rd St.** in New York City. **David Levy** represented both parties in the transaction;

- **CSJ Enterprises, Inc.** has signed a **2,803 s/f** lease at **10 W. 33rd St.** in New York City. **David Levy** represented both parties in the transaction;

- **RT Sourcing USA, Inc.** has signed a **2,358 s/f** lease at **110 W. 40th St.** in New York City. **Paul Bostick**, of **Aaron Property Group**, represented the tenant in the transaction. **David Levy** and **Arthur Spitalnick**, of

Adams & Co., represented the landlord;

- **Mayfair Artist LLC** has signed a **1,428 s/f** lease at **1115 Broadway** in New York City. **Jonathan Fein**, of Adams & Co., represented the tenant in the transaction. **James Buslik**, of Adams & Co., represented the landlord;

- **Alfa Travel Gear, Inc.** has signed a **599 s/f** lease at **10 W. 33rd St.** in New York City. **Michael Greenberg**, of Adams & Co., represented the tenant in the transaction. **David Levy** represented the landlord.

...
Winoker Realty Company announced the following transactions:

- **Bridgestreet Corporate Housing Worldwide, Inc.** has signed a **2,850 s/f** lease at **29 W. 30th St.** in New York City. **Barry Bernstein** and **Arnold Shlansky**, of Winoker Realty, represented both parties in the transaction;

- **MLK Industries** has signed a **2,500 s/f** lease at **252-258 W. 37th St.** in New York City. **Arnold Shlansky**, of Winoker Realty, represented the tenant in the transaction. **Ken Abelson** and **Roy Lapidus**, of Newmark & Company, represented the landlord;

- **JY Apparels, Inc.** has signed a **3,000 s/f** lease at **256 W. 38th St.** in New York City. **Ken Abelson** and **Roy**

- **Lapidus**, of Newmark & Company, represented the landlord in the transaction. **Josh Alter**, of Winoker Realty, represented the tenant.

...
Helmsley-Spear, Inc. announced that **Ricky's Urban Groove** has signed a **2,500 s/f** lease at **235 Mulberry St.** in New York City. **Edmond Li**, **Hunter Lipton**, **Brett Nidel**

and **Jeffrey Lam**, of **Helmsley-Spear**, represented both parties in the transaction.

...
Susan Penzner Real Estate announced that **Marston & Langinger** has signed a **2,400 s/f** lease at **117 Mercer St.** in New York City. **Susan Penzner** and **Nathan Stange**, of **Susan Penzner Real Estate**, represented both parties in the transaction.

CONNECTICUT

W&M Properties announced that **Drake Beam Morin** has signed a **7,442 s/f** lease at **Metro Center** in **Stamford, Conn.** **Jeffrey H. Newman** and **Kathleen A. Caracappa**, of **W&M Properties**, represented the landlord in the transaction. **Joseph Cabrera**, of **Cushman & Wakefield**, represented the tenant.

New Lexington Ave. HQ is toast of town

Castle Brands, Inc., importers and marketers of premium spirits including **Boru Vodka**, **Knappogue Castle Irish Single Malt Whiskey Celtic Crossing Liqueur**, **Sea Wynde Rum** and **Pallini Limoncello**, has signed a **3,880-square foot** tower floor sublease for its headquarters at **570 Lexington Avenue**.

CB Richard Ellis' Roger Griswold, Senior Vice President, arranged the deal on behalf of **Castle Brands** on the **29th floor** of the **49-story 458,300-square foot building**. **Trammel Crow's Eric Reimer** represented the sublessor, **Silvercrest Asset Management Co., Inc.** The property is owned by **Jeffrey Management Corp.**

"Castle Brands was keen to take advantage of a below market sublease opportunity providing Castle Brands with great space in a well-located landmark

Midtown Manhattan Class-A office building," said **Mr. Griswold**, "in addition to the compelling factor that the space was fully-furnished and in move-in condition."

"We are very excited to have our offices in New York City," said **Mark Andrews**, Chairman and CEO of **Castle Brands**, "a move that is part of our long-term corporate strategy to build a substantial spirits company."

Castle Brands offices were formerly located in **Rego Park, Queens**, but it had its eye on permanent space in Manhattan. Because the space at **570 Lexington** was already built-out, the company was able to move in immediately.

570 Lexington tenants include **Grey Advertising** and the **Real Estate Board of New York**.

The Officers and Directors of the
Associated Builders and Owners

ABO Honorees of the Evening