

LEASES NEW YORK

Full-service commercial real estate firm **ABS Partners Real Estate LLC** secured a 3,300-square-foot lease for **ALICE** at 866 Avenue of the Americas. The growing tech company, which powers the first on-demand mobile app to connect hotel managers and their guests, is occupying the entire ninth floor of the building located between 30th and 31st Streets, at the bottom of Manhattan's Transit Triangle.

Alex Kaskel, Director at ABS Partners Real Estate, represented the tenant in the transaction, while **Andrew Epstein** of **Easy Street NYC**, represented the landlord, 866 Sixth Ave. Realty Corp.

ALICE, the first on-demand mobile platform for the hospitality industry, is a unified service management system that allows hotel guests to communicate with every department of hotel management. Guests are able to make dinner reservations, book spa services, request room service, utilize other hotel amenities and chat with hotel staff in real-time, directly within the app. **ALICE** integrates with hundreds of hotel properties, also eliminating the need for guests to download multiple apps for different hotels.



ALEX KASKEL

Adams & Co. Real Estate, LLC, brokered a 7,923-square-foot new lease for **Naik Consulting Group** at 253 West 35th Street.

Alan Bonett and **Brad Cohn** of **Adams & Co.** represented the landlord, **Shulsky Properties Inc.**, while **Tom Sullivan** and **Wayne Siegel** of **Coldwell Banker Commercial** represented the tenant. Although the details of the transaction were not disclosed, asking rent was \$45 per square foot.

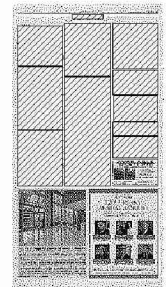
253 West 35th Street is a 16-story building, constructed in 1916 in the central location of the Garment District. Only steps away from Penn Station, the building offers an attended lobby, newly renovated elevator cabs.

The Corcoran Group's **Wexler Healthcare Properties Team** brokered a 1,800 s/f office lease at 121 East 69th Street on the Upper East Side for \$11,250 per month.

The medical office is on the ground floor of an Upper East Side townhouse. The healthcare space is situated in an excellent location, between Park and Lexington Avenue.

The office includes six rooms, one large filing area, two restrooms, a waiting and reception room.

The asking price was \$13,500 per month, and the space was on the market for 110 days. The landlord's agent and



company: was represented by **Paul Wexler** and **Kathleen Caracappa**, Wexler Healthcare Properties of The Corcoran Group. The tenant's agent and company was **Michael Dubin** of **Savitt Partners**.

NEW JERSEY

R.J. Brunelli & Co., LLC announced the recent completion of a series of leases that will bring major retailers, automotive services, and medical and personal services to sites throughout New Jersey and other states.

In its capacity as Dollar Tree's exclusive real estate representative for all of New Jersey, the Old Bridge-based firm brokered leases that will bring the nation's largest single-price-point retailer to seven additional locations in northern and southern parts of the state. In Bergen County, the chain signed for a freestanding, 10,947-square-foot former restaurant building located at 125 Essex St. in Maywood.

Elsewhere in Bergen County, Dollar Tree signed a lease for an 8,717-square-foot space in the Walgreen-anchored Fort Lee Plaza, located 2151 Lemoine Ave.

In central New Jersey, Dollar Tree signed for a 10,000-square-foot inline space in Ryders Crossing, a 350,000-square-foot center in Milltown anchored by Target, Home Depot and Acme, and in Hillsborough, the chain will be coming to Hillsborough Shopping Center, a 65,800-square-foot property anchored by Planet Fitness and Tractor Supply.

Further east, the chain will be coming to a 7,762-square-foot inline space at Friendship Mall on Route 9 in Howell and a 9,865-square-foot inline unit formerly occupied by Cost Cutters at The Riverwalk at Brick, a 106,000-square-foot center located at 2770 Hooper Ave. anchored by Harbor Freight, Outback Steakhouse and Buffalo Wildwings.

Dollar Tree's latest southern New Jersey location will be in Salem, where the chain signed a lease for 7,819-square-foot inline space at the Incollingo Market-anchored center located at 449 East Broadway.

The Dollar Tree deals were all brokered by R.J. Brunelli President/Principal **Danielle Brunelli-Albrecht**. **Bill Lenaz**, Executive Vice President, New Business Development /Principal represented landlord Mund Hillsborough Land LLC for the lease at Hillsborough Shopping Center.

In its role as exclusive national leasing representative for AAMCO, R.J. Brunelli brokered three deals that will bring the world's largest chain of transmission specialists and leader in total car care to sites in Texas, Florida, and California. The deals, brokered by sales associate **Patti Fiore**, who serves as AAMCO account manager, include a lease for a 5,095-square-foot freestanding building at Harvest Plaza, located at NWC Highway 78 and Spring Creek Parkway in Wylie, Tex.; a 4,400-square-foot freestanding building at 5802 South Dale Mabry Highway, in Tampa, Fla.; and a lease for a 2,250-square-foot building at 2030

South Western Ave., in Los Angeles.

In other New Jersey deals, Ms. Fiore represented landlord PBNJ Capital LLC and the tenant on a ground lease that will bring a Wawa convenience store and fuel center to a 1.82-acre site on Route 46 in Pine Brook (Morris County).

Further south, R.J. Brunelli represented landlord Jumping Brook Enterprises, Inc., and the tenant in a deal that will bring Excel Urgent Care of NJ, LLC to a 3,800-square-foot end-cap unit at The Gables Shopping Center on Route 33 in Neptune City, just across the street from Jersey Shore University Medical Center. Excel's Neptune location will be its second in the state, with plans for future locations in New York and New Jersey. R.J. Brunelli serves as a preferred broker for Excel, with sales associate John Lenaz brokering the deal for the Monmouth County site.

Also in Monmouth County, R.J. Brunelli sales associate Nick DeLuca represented Little Caesars and the landlord on a deal that will bring the world's largest carryout-only pizza chain to a 1,650-square-foot end cap unit in Suburban Plaza, located at 492 Joline Ave. in West Long Branch. R.J. Brunelli serves as the exclusive broker for the 18,500-square-foot convenience center, whose other tenants include Dunkin Donuts and Welsh Farms.

In Mercer County, R.J. Brunelli sales associate Carl Minue represented landlord WOW Plaza X LLC on a lease that will bring Virtua Medical Group to a 4,261-square-foot end-cap unit at the Workout World-anchored site, which is located on Route 130 South in Robbinsville.

Also in Robbinsville, the firm co-brokered a deal that will bring New Jersey's first PostNet Neighborhood Business Center to a 1,000-square-foot end-cap space at Washington Town Center, located at 2360 Route 33. Ms. Fiore and sales associate Joseph Amecangelo acted as agents for PostNet master broker Newmark Grubb Knight Frank on the lease.

Finally, in Middlesex County, The Little Gym signed a lease for a 4,000-square-foot inline space at Nixon Plaza on Route 27 in Edison. Ms. Fiore acted as an agent for Little Gym master broker Newmark Grubb Knight Frank on the lease.

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Bussel Realty Corp. (BRC), a corporate and industrial real estate services firm in New Jersey, announced All Season Sports, LLC has fully-leased 2700 Hamilton Boulevard in South Plainfield, New Jersey, a 36,000-square-foot industrial property.

BRC Senior Vice Presidents **Robert Sager** and **David Blitt** and Vice President **Peter Anderson** sold the property to the present owner, The Richards & Robbins Group, and represented them in the lease transaction. NAI DiLeo-Bram represented the tenant.

Totaling 36,000 square feet on 6.33 acres, 2700 Hamilton Boulevard is located near I-287 and the New Jersey Turnpike. The property offers up to 28-foot ceiling heights, 4,200-square-foot offices, tailboard loading and one drive-in, and ample parking.

CBRE FAMECO, the retail division of CBRE Group Inc.

in New Jersey, Southeastern Pennsylvania and Delaware, announced that it has secured leases with Honest-1 Auto Care and Dollar Tree at Ryder's Crossing, the retail complex located at 319 Ryder's Lane in Milltown, N.J.

Steven Winters of CBRE FAMECO exclusively represents the owner of Ryder's Crossing, which is anchored by Target, Home Depot and Acme.

Additional high-profile end cap retail space has been created and is still available for lease, which can accommodate 1,500- to 4,500-square-foot tenants, plus a junior anchor space of 24,000 sq. ft. is available, contiguous to Target. Signage on the rear of the 24,000-sq.-ft. box offers highly visible name recognition along the New Jersey Turnpike that boasts daily traffic counts in excess of 145,000.

Other major tenants calling Ryder's Crossing home include Petco, Blinds to Go, Applebee's Restaurant, GNC, Payless Shoes, Sally Beauty and Hair Cuttery, among many others.



STEVEN WINTERS

CONNECTICUT

Choyce Peterson, Inc. announced the successful completion of lease negotiations for Arrowhead Investment Management LLC at 75 Holly Hill Lane in Greenwich, CT. **John Hannigan**, Principal, and **Pete Jacullo**, Account Executive, represented Arrowhead Investment Management, who relocated from Two Greenwich Office Park in Greenwich.

As Choyce Peterson had represented Arrowhead in a previous lease negotiation several years earlier, Craig Pisani, Managing Director of Arrowhead, felt very confident calling



JOHN HANNIGAN

upon Mr. Hannigan and his team to once again represent his company in a new transaction. In their initial meeting, Mr. Pisani cited his most important criteria which included flexible lease terms, and a pre-built space to match his specific needs. Mr. Hannigan and Mr. Jacullo toured many different buildings with Mr. Pisani in the Greenwich area, and sought proposals from four landlords. Ultimately, Mr. Pisani chose to lease 2,584 square feet at 75 Holly Hill Lane because of the location, excellent parking, and two-story atrium lobby.

Mike Norris and Edward Kent of Cushman & Wakefield represented the landlord, ClearRock Properties, in the transaction.

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Jon Angel, President of Southport-based **Angel Commercial, L.L.C.**, announces the lease of 6,419 square feet of commercial space located at 260-284 Quarry Road Business

Park in Milford, Connecticut to Caldwell & Walsh Building Construction Inc.

Founded in 1983, Caldwell and Walsh, a premier construction company in the region, has offices in Sandy Hook, Connecticut, Boston, Massachusetts, and New York City. They will be using the space on Quarry Road for their warehouse needs.

Jon Angel, President of Angel Commercial, L.L.C., represented both the landlord and the tenant in this transaction. There are five additional spaces available at this location ranging from 1,300 to 3,591 square feet.