

# Recent Commercial Real Estate

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## **RECENT SALE**

**\$3.238 MILLION**

45-35 Parsons Boulevard (at Hawthorne Avenue)

Flushing, Queens

A private investor has bought this four-story 1927 walk-up with 20 apartments — 17 one-bedrooms and three two-bedrooms. The 15,600-square-foot building features high ceilings and walk-in closets.

Buyer: Solo Capital, L.L.C.

Seller: George Skondras

Brokers: Jackie Himmelstein and Greg Corbin, Besen & Associates

## **RECENT LEASE**

**\$38/SQUARE FOOT**

**\$171,000 approximate annual rent**

7 West 36th Street (Fifth Avenue and Avenue of the Americas)

Image  
Credit...Chester Higgins Jr./The New York Times

Manhattan

A real-time financial data and media company has taken a four-year lease for 4,500 square feet on the entire fourth floor of this 16-story office building. The lobby and elevator of this 1925 building are now being renovated.

Tenant: Selerity

Tenant brokers: Howard Rosenblum and Elliot Warren, the Kaufman Organization

Landlord: Quartz Associates L.L.C.

Landlord representative: Neil Polon, Empire Management

**FOR LEASE**

**\$150/SQUARE FOOT**

**\$600,000 approximate annual rent**

24 Central Park South (between Fifth Avenue and Avenue of the Americas)

Manhattan

A 4,000-square-foot retail space, which can be divided at a higher cost per square foot, offers 30 feet of frontage and 11-and-a-half-foot-high ceilings in this 21-story 1961 white brick co-op apartment building, across from Central Park. Non-cooking food establishments that do not require venting will be considered.

Owner: 24 Central Park South Inc.

Brokers: Alan Victor and Matt Cohen, the Lansco Corporation

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