

THE WALL STREET JOURNAL.

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*** \$2.00

Last week: DJIA 14578.54 ▲ 66.51 0.5% NASDAQ 3267.52 ▲ 0.7% NIKKEI 12397.91 ▲ 0.5% STOXX 600 293.78 ▼ 0.09% 10-YR. TREASURY ▲ 19/32, yield 1.851% OIL \$97.23 ▲ \$3.52 EURO \$1.2818 YEN 94.22

Downtown. That compares with \$71.79 per square foot in Midtown and \$68.44 a square foot in Midtown South.

"What we're seeing right now is that a lot of tenants are really bypassing even looking at Midtown South," Gregory Kraut, managing director at Avison Young. "They're going to Lower Manhattan. The amount of supply has gotten much bigger in lower Manhattan."

Indeed, some big companies have recently moved south. In the first quarter, HarperCollins signed a 185,000-square-foot lease at 195 Broadway while Condé Nast took 80,000 square feet at 222 Broadway.

Anjali Athavaley

Nice Profit

An investment group has made a hefty profit by upgrading and selling part of a Garden City, Long Island, property that started life as a factory owned by General Bronze Corp.

Metropolitan Realty and Angelo, Gordon & Co. has sold 176,000 square feet of retail space in the property which is

now named Garden City Square to Hampshire Companies for \$66.25 million.

The venture bought the entire 290,000-square-foot property out of a foreclosure proceeding in 2010 for \$15 million and spent \$35 million upgrading it.

The venture's strategy was based on the property's proximity to Roosevelt Field, one of the nation's biggest shopping malls.

"We saw a great opportunity to use the vacancy to convert a portion of the building to retail," says Metropolitan Realty president Joseph Farkas.

The space already has two long-term tenants. BJ's Wholesale Club signed a 20-year lease for 121,000 square feet. LA Fitness will take the remaining 55,000 square feet for 15 years when its new building is completed in June.

"Core buyers are just looking for yield, and when you have an asset such as this in such a great location next to probably the dominant mall on Long Island, it's just fantastic real estate," Adam Schwartz, managing director at Angelo, Gordon & Co.

Anjali Athavaley