

CoStar's Top New York City Property Sales

Sales of commercial properties in first-half 2005, ranked by price

	Address/ property type/submarket	Sales price (in millions)	Square feet/ price per square foot or unit	Sale date	Buyer	Buyer's representative	Seller	Seller's representative
1	200 Park Ave. Office Grand Central	\$1,720.0	2,841,536 \$605/sq. ft.	5/4	200 Park LP	In-house brokerage	Metropolitan Tower Life Insurance Co.	Cushman & Wakefield Inc.
2	1 Madison Ave. Office Gramercy Park	\$918.0	1,443,000 \$636/sq. ft.	4/29	1 Madison Office Fee	In-house brokerage	Metropolitan Life Insurance Co.	CB Richard Ellis
3	1 Court Square ¹ Office Long Island City, Queens	\$468.8	1,436,950 \$326/sq. ft.	6/30	FAE Holdings 359686R	None involved per principal	Citibank	Not disclosed
4	450 Lexington Ave. Office Grand Central	\$450.0	911,537 \$494/sq. ft.	6/23	Lexington Operating Partners	In-house brokerage	SRI Six 450 Lex	Eastdil Realty
5	316-368 W. 57th St. Multifamily Columbus Circle	\$418.0	891,738 \$486,047/unit	5/20	YL Real Estate Developers, Swig Equities and Serge Hoyda	None involved per principal	Southcroft	CB Richard Ellis
6	1166 Sixth Ave. ² Office Times Square	\$400.0	574,718 \$696/sq. ft.	6/1	Reckson Associates Realty Corp.	None involved per principal	1166 Investors	CB Richard Ellis
7	200 Fifth Ave. (International Toy Center) ³ Office Gramercy Park	\$355.0	1,009,043 \$352/sq. ft.	3/31	200 Fifth LLC	In-house brokerage	Fifth Avenue Building Associates	CB Richard Ellis
8	767 Fifth Ave. ⁴ Office Plaza District	\$300.0	1,800,000 n/a	4/1	Jamestown Properties	In-house brokerage	Macklowe Properties	None involved per principal
9	195 Broadway Office World Trade Center	\$265.8	996,106 \$267/sq. ft.	3/18	195 Broadway LLC	In-house brokerage	195 Property Co.	CB Richard Ellis
10	1 Park Ave. ⁵ Office Murray Hill	\$242.0	913,000 \$353/sq. ft.	3/1	SEB ImmoInvest	In-house brokerage	CSFB	None involved per principal
11	304-324 W. 34th St. Multifamily Penn Plaza/Garment	\$240.0	672,270 \$718,563/unit	4/1	SP West 33-34	Georgia Malone & Co.	The Pennmark Owners	None involved per principal
12	800 Sixth Ave. Multifamily Chelsea	\$195.0	257,852 \$733,083/unit	6/30	Archstone-Smith	In-house brokerage	Cornerstone Properties Inc.	Eastdil Realty
13	350 Madison Ave. Office Grand Central	\$194.5	352,202 \$552/sq. ft.	2/7	350 Madison Properties	Trammell Crow Co.	350 Madison Partners	In-house brokerage
14	151 W. 54th St. (Rihga Royal Hotel) Hotel Columbus Circle	\$183.0	576,278 \$610,000/unit	5/3	The Blackstone Group	None involved per principal	Lehman Brothers Holdings	Eastdil Realty
15	885 Third Ave. ⁶ High-rise Plaza District	\$164.0	586,589 \$571/sq. ft.	4/13	TMW Property Funds and Tishman Speyer Properties	In-house brokerage	Tishman Speyer Properties	CB Richard Ellis
16	891 Eighth Ave. Multifamily Columbus Circle	\$131.0	348,082 \$496,212/unit	3/8	Extell 53	In-house brokerage	301 TIC	In-house brokerage
17	142 W. 57th St. (Metropolitan Tower) ⁷ Office Columbus Circle	\$120.0	225,000 \$533/sq. ft.	4/11	L & L 142 West 57th Street Investors	In-house brokerage	Met Capital	Sonnenblick-Goldman Co.
17	123 William St. and 55 John St. Office Insurance District	\$120.0	602,201 \$199/sq. ft.	5/19	William & John Realty	None involved per principal	William Street Associates	None involved per principal
19	120-160 W. 97th St. Multifamily Upper West Side	\$115.0	503,511 \$275,120/unit	5/25	SP 96-97 Street	In-house brokerage	Westside House Inc.	None involved per principal
20	15 E. 69th St. (Westbury Hotel retail) ⁸ Retail condominium Upper East Side	\$113.0	17,000 \$6,647/sq. ft.	6/1	Vornado Realty Trust	In-house brokerage	Sierra Assets Group Ltd.	Sonnenblick-Goldman Co.
21	28 W. 44th St. Office Times Square	\$105.0	352,000 \$298/sq. ft.	2/24	BEC 28W44	Eastern Consolidated Properties Inc.	Transwestern 25 West 43rd Street	In-house brokerage
22	3437 Eastchester Road ⁹ Multifamily Bronx	\$97.0	1,241,517 \$74,153/unit	1/13	Eastchester Heights NYC	None involved per principal	CAM Jersey	GFI Realty Services Inc.
23	628-644 11th Ave. Office Times Square	\$95.0	576,000 \$165/sq. ft.	4/21	Plaza West Associates	In-house brokerage	636 Eleventh Associates	CB Richard Ellis and Eastdil Realty
24	302-316 Third Ave. ¹⁰ Residential land Gramercy Park	\$82.8	251,000 \$330/sq. ft.	4/15	Third Avenue Developers	None involved per principal	Twenty Third and Third	Eastern Consolidated Properties Inc.
25	867 Madison Ave. (Rhineland Mansion) Retail Upper East Side	\$78.8	27,720 \$2,841/sq. ft.	4/15	867 Madison LLC	In-house brokerage	Prime Property Fund	CB Richard Ellis and Studley

This list includes deals in the five boroughs of New York City. Some sales price figures have been rounded. In case of ties, deals are ranked by highest price per square foot, unit or room, under the same ranking number.

n/a Not applicable. 1-Sale-leaseback for 15 years. 2-Sales price represents recapped value of office condo comprising seventh through 21st floors. 3-Transaction included 190-200 Fifth Ave., 1107 Broadway, 7 W. 24th St. and 23 W. 23rd St. 4-Limited stake; 49% interest acquired. 5-Partial interest sale; price represents 75% stake. 6-Partial interest sale; 49% interest sold. 7-\$120 million recap and sale of office, retail and garage portion. 8-Sale of retail condo in former Westbury Hotel. 9-Transaction also included 1400 Hicks St., 3485 Corsa Ave., 3444 Fish Ave. and 3438 Wilson Ave. 10-Square footage based on estimated net buildable square footage.

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