

**REI**  
Real Estate Institute  
at  
Stony Brook University  
College of Business™

**SYMPOSIUM**  
"The New Normal: The Impact of The Internet  
and Social Media on The Real Estate Industry"  
Friday April 19, 2013  
More Info: (631)632-5748 or www.reisb.org  
SEE OUR AD THIS ISSUE

facebook.com/nyrej  
twitter.com/nyrej

nyrej.com

Quick Read

CP Commercial  
Properties brokers  
\$3.025m sale of  
Melville McDonalds



Joseph Porretta and Deborah  
Classi-Lewis of CP Commercial  
Properties negotiated the sale of  
the Melville McDonald's at 729 Walt  
Whitman Rd.  
SEE PAGE 4B

CBRE sells 214-unit  
Southpoint  
Apartment Homes in  
Massapequa



Dunne and Leonard of CBRE's N.Y.  
institutional group teamed with  
McComb of CBRE's Atlanta mul-  
ti-housing group to represent an  
institutional seller in the sale of  
Southpoint Apartment Homes.  
SEE PAGE 7B

24 Pages

- Monthly Q&A with D. Hunt ... 2
- CDE .....9-13
- USGBC-LI ..... 16
- LI Commercial Network ..... 18

Digital  
Edition  
nyrej.com

Printed on recycled paper

Long Island

# nyrej

THE LARGEST COMMERCIAL/INVESTMENT NEWSPAPER COVERING THE STATE

Section B New York Real Estate Journal April 9 - 22, 2013

INCLUDES INDUSTRIAL AND OFFICE LEASES THROUGHOUT SUFFOLK COUNTY

## Zere of Zere Real Estate Services completes 53,600 s/f of leasing deals

RONKONKOMA, NY Michael Zere of Zere Real Estate Services has closed on 53,600 s/f in Suffolk County.



**Michael Zere**  
Leasing properties has been brisk as companies reorganize for the 2013 calendar season. He has observed a shift in companies business priorities. "Many companies want locations that benefit their business operations with convenient locations that have access to transportation arteries to attract and retain their employees," said Zere.



28 Industrial Boulevard - Medford, NY

s/f in Bohemia include: 6,000 s/f INetworks Inc.; 4,000 s/f Queue Solutions; 3,500 s/f Diamond Baseball Academy; 300 s/f Hygrade Contractors Corp.; 3,200 s/f Dream Maker Studios, Inc.; 3,100 s/f Williams & Company; 3,000 s/f Charel Contracting Company; 3,000 s/f New Age Site Development; 2,000 s/f TNT Energy Inc.; 2,000 s/f EOC LCC; 2,000 s/f Collins & Sons Chimney; 2,000 s/f Bech Air Corp.; 1,800 s/f Lechner

Electric Inc.; 1,600 s/f WP Electric; 1,600 s/f Specialty Fabricators, Inc.

Office deals totaling 11,500 s/f include: 2,500 s/f Kubera Management, Inc., Bohemia; 2,000 s/f Dream Entertainment, Inc., Bohemia; 1,600 s/f Lisa S. Fine, P.C., Smithtown; 1,100 s/f Brian Yun, Inc., Smithtown; 1,100 s/f Barbara J. Schultz CPA, Holbrook; 1,000 s/f Leader Sheet Metal, Ronkonkoma; 1,000 s/f Interstate Studios, Inc., Bohemia; 700 s/f Long Island Delivery Service, Bohemia; 500 s/f Margaret Fararo, Inc., Bohemia.

Marie Zere, president & CEO of Zere R.E. Services oversees the operation of all leasing transactions said, "Companies want hands on service in a timely fashion that deliver acceptable lease terms that satisfy tenant business needs."

CLOSE TO 1,000 MEMBERS OF LI R.E. BUSINESS COMMUNITY ATTEND

## Long Island Commercial Real Estate Expo held March 12

MELVILLE, NY Close to 1,000 members of Long Island's real estate business community attended the Long Island Commercial Real Estate Expo (LICREE), on March 12 at the Hilton Long Island, to listen to industry leaders discuss the future of real estate development on Long Island. Kenneth Adams, commissioner, New York State Department of Economic Development, and president and CEO, Empire State Development, provided the keynote address in which he discussed the changing ways in which New York State is doing business in an effort to save taxpayer dollars.



Shown (standing from left) are: Donald Monti; Mark Neuwirt, LICREE producer and president, Expos Your Business; Michele Michael, LICREE concept creator; and Kenneth Adams. Shown (seated from left) are: Matthew Whalen; Russell Matthews; David Pennetta; and Michael Maturo.

The executive business luncheon also was highlighted by a panel discussion featuring industry leaders: Michael Maturo, president and CFO, RXR Realty LLC; Russell Matthews, EVP, The Albanese Organization; Donald Monti, president and CEO, Renaissance Downtowns; David Pennetta, owner, Oxford & Simpson Realty; and Matthew Whalen,

SVP, AvalonBay Communities, Inc. The panel spoke about the need for Long Island's numerous zoning districts to shorten the time frames for approving development projects and to recognize that the time has come for the housing mix to change on Long Island to help stem the exodus of our youth and workforce.

Commercial businesses will not stay on/come to Long Island unless they have employees and these workers will continue to leave unless they have affordable and enjoyable places to live, work and play. LIBN Real Estate Reporter David Winzelberg moderated the panel.

for full story visit nyrej.com

### Dubitsky joins Herman Katz Cangemi & Clyne, LLP

MELVILLE, NY According to Herman Katz Cangemi & Clyne, LLP (HKCC), Warren Dubitsky has joined the firm as an associate. Prior to joining HKCC, he served as deputy county attorney in the Tax Certiorari and Condemnation Bureau of the Nassau County Attorney's Office.



Warren Dubitsky