



Admiral Closes 60,000 Sq. Ft. Retail & Office Leases

Jon Gordon and Joan Simon Recognized as CoStar Power Brokers

BRONXVILLE, NY – March 30, 2012 – Admiral Real Estate Services Corp. congratulates Jon Gordon and Joan Simon, each of whom has been individually recognized as a 2011 CoStar Power Broker by CoStar Group, commercial real estate's leading independent research firm. Simon and Gordon qualified as top retail brokers in the Westchester / Southern Connecticut real estate market based on the total leasing transactions closed last year.

Admiral Real Estate Services Corp. is also pleased to announce that it ends the last two quarters having completed 60,000 square feet of office and retail lease transactions on behalf of its clients:



Jonathan Gordon, CCIM

Jonathan Gordon finalized 24,000 square feet of retail and office leases in Scarsdale, Bronxville and Mount Kisco. In Scarsdale, Gordon brought SkinTheraP to 15 Popham Road to add a second store to their current 81st Street location in Manhattan, completing leasing in the building. Bronxville transactions included lease renewals for Botticelli Bridal, Provisions for Pets, Toni Toney & the Gang, Nor'ea Furrier and Station Plaza Wine, as well as new leases to Insite Realty and Savannah Home.

Gordon also negotiated a 11,240 square foot lease to animal supplies retailer Petco, which has just opened for business at Mount Kisco Shopping Center on North Bedford Road in Mount Kisco. With the exception of the Petco lease, where the tenant was represented by Brian Schuster of Ripco Real Estate Corp., Jon Gordon represented both the tenant and the landlord in these transactions.

Joan Simon closed the following retail deals, totaling over 21,000 square feet. Except where noted, Joan Simon represented both the tenant and the landlord in these transactions:

- Umami Sushi restaurant and Jeza Veterinary Associates at Village Green Shopping Center on Saw Mill River Road in Ardsey.
- Dunkin' Donuts at Orchard Square Shopping Plaza in Cross River.
- Hito, an Asian eatery, at 28 E. Main Street in Mount Kisco.
- A Greek restaurant by Niko Kostakis at 36 E. Main in Mount Kisco.
- Indulgence Blow Dry Bar salon at 69 S. Moger in Mount Kisco.
- Tommie Copper, represented by Justin Friedland of Coldwell Banker, will be opening a store and offices at 74 S. Moger in Mount Kisco.



Joan Simon

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- Aunt B's Yogurt Bar at 351 Manville Road in Pleasantville, across from the Jacob Burns Film Center and Media Arts Lab.
- Khangri Indian restaurant and Luvin' Spoonfuls yogurt shop at Triangle Shopping Center in Yorktown Heights.



Laurence London

Laurence London, who specializes in medical and office brokerage in Westchester and Fairfield counties, closed over 12,000 square feet of office leases in the past quarter. The transactions included leases to East Main Street Counseling, also known as Brush Hollow Counseling, and to The Khader Center, which completed the leasing of 320 East Main Street in Mount Kisco. London also represented Behavioral Health Center for the second time in expanding their office space at 1 S. Greeley Avenue in Chappaqua.

With the exception of the East Main Street Counseling lease, where the tenant was represented by Ann Silver of Rand Commercial Services, Laurence London represented both the tenant and the landlord in all of these transactions.

William Q. Dowling closed 3,000 square feet of new retail and office leases. The following three retail tenancies will nearly complete the lease-up of 25-33 Mill Road in Eastchester, with the exception of one remaining space at 31 Mill Road:

- Louie & Johnnie's sandwich shop has opened at 33 Mill Road.
- At 29 Mill Road, King Gamers gaming store launched in January.
- Wild Orchid of Westchester, represented by Robin Servino of Florence Nadler, Inc., has opened a floral shop at 29½ Mill Road.

Dowling also filled another office suite at The Gramatan, located at 7 Pondfield Road in Bronxville. Except where noted, William Dowling represented both the tenant and the landlord in all transactions.



William Q. Dowling

Admiral Real Estate Services Corp is a full-service commercial real estate firm, offering leasing, investment sales, property management and advisory services. Based in Westchester, the company currently lists and/or manages over 75 retail, office, residential and development properties in the New York metropolitan area.

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