

Transit agency's next stop: downtown Brooklyn office

Rolls in to converted warehouse; Surefoot walks up Third Avenue to new shop

THE OFFICE BUILDING that has emerged from the redevelopment of a former Macy's warehouse at a cost of more than \$10 million has lured another tenant.

The Metropolitan Transportation Authority's New York City Transit signed a 16-year lease for roughly 32,000 square feet at **177 Livingston St.**, located between Gallatin Place and Smith Street in downtown Brooklyn. The lease covers the entire third and fourth floors and part of the ground floor. The space will house the transit agency's Transit Adjudication Bureau and Employee Assistance Program.

The cost is around \$25 a square foot, according to the MTA. An MTA spokesman says the location was chosen because of its proximity to public transportation and other agency offices on Livingston Street. The departments, currently housed at 236 Duffield St., are slated to move in the first half of next year.

The building is 75% leased, and tenants, which include HeartShare Human Services of New York and Legal Services for New York, began moving in last fall.

The Treeline Cos., which owns the building, represented both sides in the transaction. The company owns nearly 2 million square feet of office space in Brooklyn and Long Island, according to Treeline Senior Vice President Kraig Silver.

—THERESA AGOVINO

Ski boot maker glides on East Side

JUST IN TIME for the snow season,

the company looked only on the Upper East Side.

"They wanted to stay in the neighborhood because that's where many of their customers are," says Jay Gilbert, the Newmark Knight Frank Retail broker who negotiated on behalf of Surefoot. Ariel Schuster of Robert K. Futterman & Associates represented building owner Broad Street Development.

The asking rent was \$150 per square foot for the 1,400-square-foot ground floor. The space also comes with a 300-square-foot basement for storage.

—ELISABETH BUTLER CORDOVA

New showroom for kids' socks

WHEN CHILDREN'S accessories maker Little Miss Matched opens its first New York City showroom at **307 Seventh Ave.** later this month, visitors will have to change their socks before entering. Owner Jonah Staw plans to post a sign at the entrance reading, "Warning! Only Little Miss Matched Socks allowed past this point."

The quirky policy should come as no surprise, considering that Mr. Staw has built his business on selling colorful pairs of mismatched socks and clothes to girls across the country. Toy store FAO Schwarz and children's boutiques carry the line.

"You're becoming part of our stu-

dio when you visit," Mr. Staw says, adding that visitors will be able to keep the Little Miss Matched socks that they try on in the studio.

Mr. Staw signed a six-year lease for the 3,000-square-foot showroom, which is located between West 27th and West 28th streets. This will be the first time that the entire Little Miss Matched collection will be displayed.

Peter Liptrot, a broker with Bernstein Real Estate, represented building owner Comet Realty, and Mr. Staw negotiated on his own behalf. The average asking rent in the 23-story building is \$125 per square foot.

—ELISABETH BUTLER CORDOVA

Architecture firm designs move

MILO KLEINBERG Design Associates inked a 10-year lease for 16,500 square feet at **902 Broadway**, between East 20th and East 21st streets. The interior architecture firm will move onto the entire 17th floor of the building, where asking rents are \$42 a square foot, sometime in the second quarter of 2008. Milo Kleinberg, also known as MKDA, is currently located at 11 E. 26th St., between Fifth and Madison avenues.

The building's light and views were attractive selling points for MKDA, according to its broker, Marty Meyer of GVA Williams. He says the firm is saving money over the cost of renewing its lease on East 26th Street.

Perry Mesmer, also a broker at GVA Williams, represented the landlord, 902 Associates, a real estate partnership.

—THERESA AGOVINO



307 Seventh Ave.