

Company of the Month

BROKERED 250,000+ S/F OF OFFICE SPACE IN N.Y.C., GREENWICH/STAMFORD, CT., N.J., AND WESTCHESTER CO.

The husband and wife team at Goldschmidt & Associates: The little real estate office that could

SCARSDALE, NY Goldschmidt & Associates was established in August 1991 by husband and wife team Eric Goldschmidt and Pam Goldschmidt.

she began working on leasing retail spaces, which quickly culminated in her representation of K-Mart in the 1990 opening of the first warehouse



Eric Goldschmidt



Pam Goldschmidt

Together the two worked days and evenings, many times with their young kids sitting in the back seat, driving south to mid-New Jersey and north to New Haven, Connecticut, seeking leasing and sales opportunities.

club in Westchester County on Rte. 9A, Elmsford (currently Sam's Club).

The Goldschmidt's, as a team, began to represent retailers such as Bank of New York, Webster Bank, Bruegger's Bagels, and ABS Clothing,

In addition, Goldschmidt & Associates is now involved in some major area residential and hotel development projects and commercial sales and leasing transactions with more updates to follow soon. The future is exciting as Pam and Eric's son, Adam Bren, has joined the team. With his law school background and learning the business "at his parents' feet" the next generation of Goldschmidt & Associates is bright.

Their first big break was searching for sites for a new wireless phone company, Cellular One, where locations were found in Secaucus, Long Island City, and White Plains. Their next big break was negotiating a lease for Barnes & Noble for a building on Central Park Ave., Hartsdale. It has been a non-stop trip since then.

Both Eric and Pam come from divergent real estate backgrounds. Starting in 1968, Eric worked as an owner/manager of apartment buildings in the family business in New York and New Jersey. In 1973, he began as the general manager and vice president of Westcroft Realty, Hartsdale, a division of Rose Associates, Inc. of New York. There he branched out into commercial and retail properties as well as apartment buildings, and headed a huge expansion of owned properties and a multitude of conversions of apartment buildings into cooperatives. He left after 18 years to start his own company.

At the same time, in the late 1980's, Pam began working in the N.Y.C. co-op/condo sales market. Wanting to be closer to her family in Westchester

amongst others. Pam began leasing retail space in the Village of Scarsdale and pretty soon virtually every owner retained her to lease up their available stores. It was then that Goldschmidt & Associates began to expand its owner representation countywide.

At the same time, Eric also became more involved in the investments sales and commercial and industrial space leasing with large increases in activity annually thereafter.

Goldschmidt & Associates expanded with the hiring of just a few active and ambitious real estate agents. It was at that time that Pam and Eric decided not to create a "big shop" office and manage people, but rather work together with their agents on leasing and sales deals.

The formula has worked. The "Little Shop" now represents many retailers including CVS in Westchester, Putnam, Dutchess and Orange Counties. Notable deals include The Container Store, White Plains (first in the Northeast US); Crate & Barrel, Westport; Bed Bath & Beyond, Yonkers and Yorktown; Staples, Yorktown; California Pizza Kitchen, Scarsdale;



CVS, 2290 Central Park Avenue - Yonkers, NY

Harley Davidson and Yamaha, New Rochelle; Volkswagen, White Plains; Lexus, Mt Kisco; TJMaxx, Mt. Kisco and Yorktown; Kohl's, Home Goods, Big Lots, New Milford, CT amongst many, many others. Most recently deals include Saks Off Fifth, White Plains; Famous Footwear, Wells Fargo, 3 CVS locations in Yonkers, and Shreve Crump, Lowe, Greenwich, CT.

In the past few years Goldschmidt & Associates has brokered more than 250,000 s/f of office space in N.Y.C., Greenwich and Stamford, CT., N.J., and Westchester County. Eric has represented Stark Office Suites on all of its leases and expansions in their 8 locations in the past 10 years. They now represent properties in Scarsdale, New Rochelle, Manhattan, White Plains, Mt. Vernon, Pelham, Eastchester, Yorktown, and Hartsdale.

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Along with agents Joshua Jacobs, JoAnn Picarillo, Fern Wager, Bill Gerstein, and Ken Shiers Goldschmidt & Associates' reputation as that "little real estate office which could" will continue to grow.

To learn more check out their website, www.GA-RE.com and visit their booth 1205 at the NYC ICSC at the Javits Center.



Two Overhill Road - Scarsdale, NY



Soon to Be - Saks Off 5th - White Plains, NY

GOLDSCHMIDT & ASSOCIATES

ONE CHASE ROAD
SCARSDALE, NY 10583

PHONE: 914-723-1616

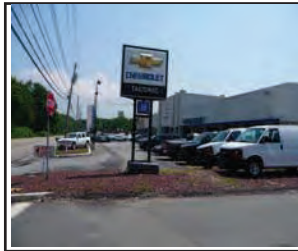
FAX: 914-723-7720

WWW.GA-RE.COM

PROPERTIES FOR SALE



Mohegan Lake, New York
Route 6 & Mohegan Avenue
4,000 - 7,000 SF Bank 2 Drive Thrus - 1.4 Acres
Food, Retail & Medical Permitted,
Corner With Traffic Light, 18,500 Cars Per Day
Asking Sales Price: \$1,750,000
Call Eric Goldschmidt x11



Yorktown Heights, New York
3805 Crompond Road
20,670 SF Building on 2.77 Acres
225' Frontage on Route 202 Zoned Auto, Restaurant,
Retail, Health Club, Price Reduced
Asking Sales Price: \$2,500,000
Call Eric Goldschmidt x11



Mamaroneck, New York
1009 West Boston Post Road
10,000 SF Building
Available: 7,750 SF for Owner /User
Zoning: C-1, 15 On-Site Parking Spaces
Asking \$2,400,000
Call Joshua Jacobs x17 or Adam Bren x24



Hartsdale, New York
150-152 Central Park Avenue
Total GLA - 21,106 SF Long Leases
4,825 SF - Blinds to Go; 16,281 SF - Ethan Allen
1.75 Acres - 393' Frontage, 58 On-Site Parking Spaces
Asking Sales Price: \$10,500,000
Call Eric Goldschmidt x11



Thornwood, New York
99 Castleton, 17 Gramercy, 10 St. Charles
Properties Sold as a Package
Total Square Footage - 101,185 SF, Parking - 137
NOI \$749,900 95% Leased
Asking Sales Price: \$10,750,000 (\$106 PSF)
Call Eric Goldschmidt x11



Scarsdale, New York
119-153 Montgomery Avenue
Condo Units: 119, 121, 133, 149, 151, 153 Montgomery
1,250 - 1,500 SF Each - Total 8,000 SF
5 Leased, 1 Vacant, First Floor with Parking
Asking Sales Price: \$1,650,000
Eric Goldschmidt x11

RETAIL SPACES FOR LEASE



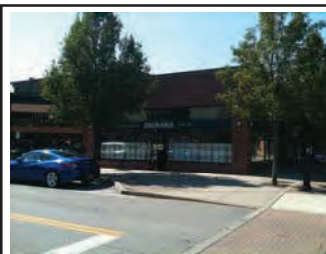
White Plains, New York
200 Hamilton Avenue
White Plains Mall
140,000 SF Redevelopment
Asking \$25 PSF NN
Call Pam Goldschmidt x12



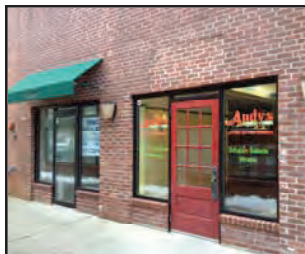
Manhattan, New York
50 West 23rd Street
2,500 SF & 3,000 SF.
May be combined.
Immediate Occupancy
Asking \$250 PSF Modified Gross
Call Adam Bren x24



Yonkers, New York
2290 Central Park Avenue
Join CVS & Nathan's Anchor
3,670 SF On-Site Parking: 314
Spaces + 500 Adjacent Parking
Spaces Corner Traffic Light
Asking \$55 PSF NN
Call Pam Goldschmidt x12



Mount Kisco, New York
39 South Moger Avenue
2,600 SF
Across from Train, Center of
Shopping Near Starbucks,
Chicos, Ann Taylor
Asking: \$45 PSF NN
Call Joshua Jacobs x17
Adam Bren x24



Mount Kisco, New York
41 South Moger Avenue
1,300 - 3,000 SF
Formerly Andy's Pure Food
Kitchen Equipment Included in
Lease. Join Starbucks, Chicos,
Ann Taylor, Rite Aid & Others
Asking \$40 PSF NN
Call Joshua Jacobs x17



Jefferson Valley, New York
3631 Hill Boulevard
3,600 SF Ground Floor
3,600 SF 2nd Floor
Busy SC in Jefferson Valley
Next to Taconic State Parkway
Asking: \$20 PSF NN
Call Joshua Jacobs x17
Adam Bren x24



Scarsdale, New York
2 Depot Place
707 - 1,121 SF
Adjacent to Scarsdale Train
Daily Car Count - 11,000
Daily Metro North - 4,000 +/-
Asking \$45 PSF
Call Joann Picarillo x10
Adam Bren x24



New Rochelle, New York
40 Memorial Highway
Great Retail Opportunity in
Halstead New Rochelle
High Rise Development
Restaurant, Retail
942 & 5,212 SF Available
Asking \$30 PSF NN
Call Fern Wagner x15



New Rochelle, New York
150 Huguenot Street
6,500 SF on Route 1
Corner Traffic Light
Former Bank
Across From New Roc City,
Trump Plaza, Radisson Hotel
Asking \$28 PSF Gross
Call Eric Goldschmidt x11



Scarsdale, New York
24 Harwood Court
2,000 SF + Partial Basement
Entrances on Harwood Court &
Boniface Circle
Immediate Availability
Asking Rent \$60 PSF NN
Call Pam Goldschmidt x12



New Rochelle, New York
1333 North Avenue
3,000 SF + Full Basement
Onsite Parking
Corner Space, High Visibility
Immediate Availability
Traffic Count: 15,210 Cars
Asking \$28 PSF NN
Call Pam Goldschmidt x12



Croton on Hudson, New York
50-56 Maple Street
1,200 SF End Cap Space
CVS Anchored Shopping Center
Ample On-Site Parking
On Main Thoroughfare to Train
Traffic Counts: 47,996 Cars
Asking Rent - \$39 PSF Gross
Call Joshua Jacobs x17

SEEKING SITES FOR CVS IN WESTCHESTER, PUTNAM, DUTCHESS, AND ORANGE COUNTIES

VISIT US AT BOOTH 1205 AT THE NYC ICSC