



any closer  
tion,  
a ticket.



re feet of move-in condition space on six  
Penn Station, New York City's transportation  
lation in a recently upgraded institutional  
divided and leased separately.

- 12,300 sq.ft.
  - 25,300 sq.ft.
  - 25,300 sq.ft.
  - 25,300 sq.ft.
  - 25,300 sq.ft.
  - 25,300 sq.ft.
- 138,800 sq.ft.

FLOOR BETWEEN  
IE WARNER CENTER AT  
W57

### POST FOCUS ON COMMERCIAL REAL ESTATE

# Another Mogull trumps Trump



**S**OMETIMES the perfect tenant isn't the most sexy.

When Commissary went dry, **Donald Trump** thought the 61st St. corner spot at 1030 Third Ave. in the base of Trump Plaza should be reoccupied by another trendy restaurant.

But when independent broker **Kim Mogull** got the assignment, she disagreed with the Big D., who is now a big star on the small screen.

First, her spatial instincts told her the storefront was larger than 2,100 square feet. An architect remeasured proving 300 square feet should be added to total 2,400 square feet.

Then Mogull reshifted the marketing and turned away all eateries.

Now, the Select Comfort furniture chain, represented by broker **Bill**



**DONALD TRUMP**  
TV star.

**Crisp**, has seized the spot and ponied up the green for 10 years plus options.

The deal was signed yesterday and will lead the Third Avenue retail revolution at one of its best corners. Asking rents on Third Avenue are in the mid-\$200s.

"Repositioning the space, plus creative and effective marketing enabled us to increase the revenue

by 61 percent from the prior tenant," Mogull said.

Chanel signs have gone up at 3 W. 57th St. where the Phillips Depury & Luxembourg auction house used to reign.

Last year, the auctioneer moved the whole kit and kaboodle to its downtown space and untied its knot with LVMH, which was left holding its 60,578 square-foot building lease.

Now, sources said, owner **Kamran Hakim** worked out a termination with the European label and leased the space on a short-term basis to Chanel, which needed some other renovations done elsewhere.

**Steve Riker** at Colliers ABR worked the Hakim side but did not return a call for comment.

Last week's deal with its insurers to demolish the Deutsche Bank tower at 130 Liberty St. and sell the land to the Lower Manhattan Development Corp. for \$90 million, doesn't mean Sil-

See **BRICKS** on Page 36

# Warner Music slashes 20% of jobs

By **TIM ARANGO**

Edgar Bronfman Jr. dropped the ax yesterday, saving his newly acquired

# WARNER'S BIG AX