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LATE CITY FINAL

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PIRG. "When you have a site like Times Square, for crying out loud, it will get redeveloped one way or the other."

She explained that a 600-acre site with less than a one-acre contamination "would still get the tax breaks for the entire site."

The move sets the stage for Ratner's company, Forest City Ratner, to apply for tax credits for a larger site in Brooklyn he is assembling to build an arena, housing, and offices.

Ratner spokeswoman Michele de Milly said the Times Square application was the only one she was aware of and that it would be "premature" to speculate on an application for the arena site.

"We're going to present a set of facts to the government agency and they will have to determine if it is eligible," she added with regard to the Times Tower. "The intention is to clean these up."

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Developer Trevor Davis splits with Rosen, Fuchs

BETWEEN THE BRICKS
LOIS WEISS

TREVOR Davis is taking a break from joint venturing with the German-born duo of **Aby Rosen** and **Michael Fuchs**.

"We are finishing what we have done. We are doing other things, and he is doing other things," Rosen said.

Davis brought in Rosen and Fuchs — and their RFR Holdings — as joint partners into their first city development at 300 E. 64th St., and they remained loyal. Of course, they made a ton of money while maintaining a good guys/bad guy routine.

Davis, the South African-born construction kingpin and head of Davis & Partners, has a penchant for big guns, big-game safaris and big residential buildings that carry names like the Impala and the Empire.

With him at the helm of the joint residential projects, the team butted heads with community leaders, renters, subcontractors, luxury condo buyers and the New York Attorney General's office.

The salvos skimmed off the back of the 6-foot-plus Davis. But privately, even as preservationists hailed Rosen and Fuchs for their restoration work on their own commercial projects — including the Seagram Building and Lever House — the duo were affected by the slash-and-trash style of their residential partner.

Rosen said he and Fuchs are completing the development of Park Avenue Place, at 60 E. 55th St. next to Heron Tower, and have about two dozen units left to sell at 425 Fifth Ave., along with some at the Seville.

Meanwhile, he noted, Davis has found a new partner in the Chetrit brothers. He is working with them to convert the Empire Hotel by Lincoln Center into luxe condos and to create another luxury residential tower over the commercial offices buildings at 400 and 404 Fifth Ave. — similar to the one he created with RFR at 425 Fifth.

"They have chosen to partner up on exciting and successful developments in the past, and will continue to do so in the future," said spokesman **Steve Solomon** on behalf of both Davis and RFR. "They have options of working with other partners as well. They remain friends and will continue to share office space at 400 Park Ave."

Rosen and Fuchs have most recently teamed up with **Ian Schrager** to convert the Gramercy Hotel into luxury condos and will develop other luxury condos on the former **Richard Born**-owned site on Bond Street.

"All the approvals are in place," added Rosen.

■

A lease for Spidey's workplace is finally complete.

The St. Martin's Press lease — which covers nearly the entire 180,000-square-foot Flatiron Building, at 23rd Street and Fifth Avenue — finally came out of escrow this week.

Robert Friedman and **Leon Manoff** of GVA Williams repped the tenant, while **Jeff Gural** of Newmark represented the group of owners.

Gural, Gotham, and **James D. Kuhn** own 71 percent of the building; Murray Hill Properties/ TCN's **Gregg Schenker** and **Earle Altman** own another 25 percent.

The historic building is prominently featured in the new "Spider-Man 2" as the home of the Daily Bugle, where Spider-Man's alter ego, Peter Parker, works.

■

Max Capital Management has taken all the leasing assignments for its 4 million square feet in-house, under the direction of agent **Mark Lauzon**.

Lauzon, who previously handled Rockefeller Center for Tishman-Speyer, joined Max from Cushman & Wakefield two years ago — with the ultimate intention, he said, of having the in-house flexibility.

FLATIRON BLDG.
Lease completed.

Leasing associate **Deborah P. Frank** has helped bring the portfolio to a 97 percent occupancy rate; the team also intends to add an additional associate.

The firm's buildings include 237 and 250 Park Ave., 1440 Broadway, and 350 Madison, where a few spaces are available — ranging from 1,000 to 100,000 square feet.

Meanwhile Max Capital CEO **Anthony Westreich** continues to negotiate a buyout of the entire company from his 51 percent partner, **Adam Hochfelder**.

■

Trendy fashion shop Scoop is expanding into an additional 7,000 square feet in the Meatpacking District, at 430 West 14th St.

The shop will run half the block, for a total of 10,000 square feet along Washington Street between 13th and 14th streets.

Kim Mogull of Mogull Realty represented both Scoop and the building owner, Urban Investments. Mogull is now the exclusive agent for Scoop, which is expanding nationwide.

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