S. Sunshine & Associates, LLC

Sample Assignments

(as of 12/31/2020)  
  
\* Led the project management team for Goodwill Industries of Greater NY and Northern NJ to sell its existing headquarters in Astoria, NY and sign an industrial lease for 125,000 square feet at the newly constructed 400 Hughley Street in South Hackensack, NJ.  
  
\* Evaluated various expansion options for New York Civil Liberties Union and negotiated the sublease at 1 Whitehall of 18,862 p. 3rd floor in Lower Manhattan.  
  
\* Negotiated the termination of a lease at 120 Wall Street in Lower Manhattan for the Luctis Trust and negotiated the purchase of a 2,920 Square Feet commercial condominium at 866 United Nations Plaza in midtown.  
  
\* Renewed a 7,459 Rentable Square foot lease for Poets & Writers at 90 Broad in Lower Manhattan and a 2,949 Rentable Square Foot Lease for women-owned Greene Levin Synder at 150 East 58th Street  
  
\* Negotiated a ground floor 3,140 square foot artist studio at 45 West 116th Street for Mehretru Commission Studio.  
  
\* Acted as consultant and broker to Planned Parenthood Federation of America to sell their 84,000 RSF square foot condo on seven floors at 434 West 33rd Street and relocate to 65,000 RSF square foot space on three floors at 123 William Street in Lower Manhattan.  
  
\* Represented Michael Rosenfeld Gallery in purchasing a 7,000 square foot retail condominium with mezzanine in West Chelsea to relocate from West 57th St.  
  
\* Represented Anne Frank Center USA in leasing a 3,500 square foot retail space to relocate their museum from an upper floor in Soho to a ground floor space at 100 Church Street in Lower Manhattan.  
  
\* Represented International Planned Parenthood – Western Hemisphere Region in purchasing a 26,000 square foot commercial office condominium and relocating to 125 Maiden Lane, in 2011, from a leased-space at 120 Wall Street.  
  
\* Worked with Cushman & Wakefield to expand and relocate Joyful Heart Foundation from Union Square to a 3,000 square foot, full-floor, leased office space in Chelsea.  
  
\* Represented Atlantic Philanthropies to sublease approximately 24,000 rentable square feet to another nonprofit, New York Blood Center.  
  
\* Assisted in the renewal at 49 West 45th Street for Council of Senior Centers and Services of New York City.  
  
\* Negotiated a lease at 56 West 22nd Street for RD Rice whose president chairs the board of Bronx Museum for the Arts and donated back a percentage of the fee to that nonprofit.  
  
\* Assisted Seeds of Peace with an immediate rent reduction by negotiating a surrender of its existing lease and a relocation within their building and 3-year renewal at 370 Lexington Avenue. Licensed New York State Real Estate Broker Certified B Corporation®  
  
\* Represented English Speaking Union of the U.S. to sublet part of its owned space to another nonprofit, Humanity in Action. Also, represented College Summit in a sublease of space of 40 Exchange Place.  
  
\* Represented American Bible Society to create a 26,000 square foot nonprofit office center within its headquarters at 1865 Broadway at 62nd Street.  
  
\* Led a team to expand and relocate the American Ballet Theatre warehouse from Long Island City to Secaucus, N.J.–to a 71,000 square-foot facility. Also assisted in the sale of its share of a retail condominium at 890 Broadway.  
  
\* Assisted in developing and running the RFP process to sell the air rights above the New-York Historical Society in order to expand its facility at 170 Central Park West.  
  
\* Led a team to relocate the Ms. Foundation for Women from 120 Wall Street in lower Manhattan to a 14,500 rentable square foot office space at 12 MetroTech in downtown Brooklyn.  
  
\* Worked with Foundation for Child Development to relocate them to a 3,800 rentable square feet office space on the 40th floor of 295 Madison Avenue. The foundation achieved rent sav-ings of about 30% compared to staying in its current location.  
  
\* Acted as landlord agent for Theresa Tower, a 167,000 square foot, landmarked “nonprofit” office building on 125th Street and Adam Clayton Powell, Jr. Blvd. in Harlem. Guided the landlord to implement capital improvements program and increased nonprofit occupancy rate.v  
  
\* Provided valuation and strategic consulting services to the YMCA of Greater New York, Affinity Health Plan and Xavier Society for the Blind.  
  
\* Doubled the warehouse capacity of Housing Works Thrift Shops in Long Island City to 42,000 square feet and expanded its retail stores by securing Upper East Side, Manhattan and Montague Street, Brooklyn locations.  
  
\* Relocated and expanded organizations in Harlem, including Correctional Association of New York, Reading Team, Living Cities, and Children’s Village, which all lease space on 125th Street.  
  
\* Assisted organizations in Midtown South relocations, expansions, and lease renewals, including Hazelden Foundation, Publicolor, and St. Jude Children’s Hospital.  
  
\* Relocated numerous organizations to Lower Manhattan, including Albert Oliver Program, New York Landmarks Conservancy, Poets & Writers, Urban Assembly, and Mental Health Association of New York.  
  
\* Represented organizations in their lease negotiations in SoHo, including Project Grad USA, Anne Frank Center, and NARAL NY.  
  
\* Consulted and represented foundations, including the Andrew Mellon Foundation, the Josiah Macy, Jr. Foundation, and the Foundation for Child Development which relocated to a Grand Central location and achieved rent savings of about 30% compared to staying in its current location.  
  
\* Served as a consultant to the grantees of the Starr Foundation and the Blue Ridge Foundation to assist on commercial real estate matters, including sales, acquisitions, and leasing.