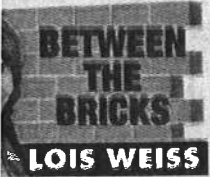


# Famous Dave's BBQ busts out



In the midst of the holiday season, Famous Dave's BBQ opened a second location in Times Square at 234 W. 42nd St. The new 600-seat restaurant takes up the entire square-foot landlender former Liberty Box building, which is part of Forest City's 42nd St. Entertainment Center retail project. Famous Dave's can accommodate up to 1,500 people for parties, when not everyone is dining. It is the first tenant for the space since it became part of the redevelopment of Times Square, and it can be seen near Madame Tussauds and the eateries Dave's and Applebee's.

Negotiations for the space, with a blended asking rent of \$200 a square foot started in 2007 when Famous Dave's had already opened a spread on West 47th Street. The pact was finally struck in 2009, but it took all this time to open due to the painstaking historic installation and various required permissions.

"It was the longest deal you could ever imagine, because it was a net-lease with both Forest City and the 42nd Street Redevelopment Corp., which is run by the state," said **Andrew A. Pittel** of his eponymous company, which represented the Benmoha Restaurant Group in the deal. "Every 'i' had to be looked at and every 't' had to be crossed, and they had to hire certain architects and engineers because it was under the jurisdiction of Landmarks."

**Marc Leber** and **Jeffrey Roseman** of Newmark Knight Frank worked on the

deal for Forest City.

Rockbridge Capital has bought the Hampton Inn at 59 W. 35th St. without brokers from Magna Hospitality for \$69.5 million. This comes to roughly \$476,027 per key for the 146-room hotel, which is in line with other city hotel sales.

According to **Alan Assaf**, investment manager for Rockbridge, the companies have a "prior relationship" and Magna will continue to operate the hotel.

Crown Acquisition, the Carlyle Group and Highgate Holdings have closed on their purchase of the old office building at 170 Broadway near the World Trade Center for \$55 million — thanks to a \$35 million mortgage from M&T Bank.

The group intends to redevelop the building into a hotel with retail space.

The seller, **Troy Baydala**

of AMG Realty, bought it from a Greek family in 1998 for about \$6.4 million.

**Liz Claiborne** has renewed a lease for 67,000 square feet encompassing the entire third and fourth floors of 1440 Broadway for its Juicy Couture and Lucky Jeans divisions. **David Falk** and **Jason Greenstein** of Newmark Knight Frank represented the New York apparel giant while **Jordan Berger** negotiated in-house on behalf of building owner Monday Properties, which had an asking rent in the mid-\$50s a square foot.

Along with the parking garage on E. 50th Street that The Post's **Steve Cuzzo** reported Extell Development bought last month, the wily **Gary Barnett** also bought the skinny, 18 foot by 100 foot parcel that backs up to

it at 141 E. 49th St. for \$9,569,597, thus providing a loading dock, back entrance, porte cochere, or just more bulk for the new project coming on the garage site.

The Little Gym, which has 300 locations nationwide including one on the Upper West Side, has leased an 8,000 square foot space at 207 E. 94th St. that will open for the start of school in the fall.

The space is being converted from a high-ceilinged loading dock and parking garage in an office building owned by Glenwood Management.

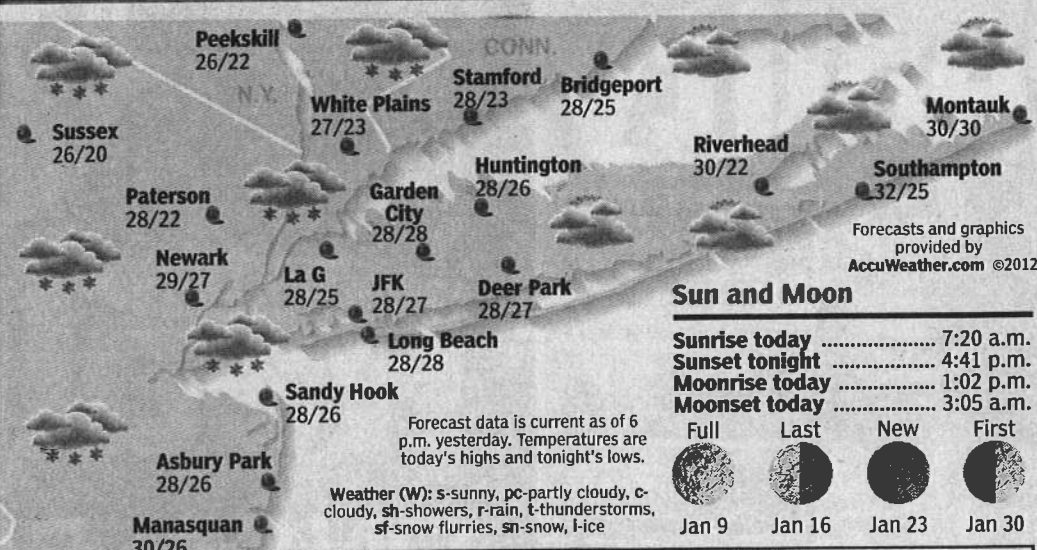
**Andrew A. Pittel** and **Peter Andrew Winston** of Andrew A. Pittel & Company represented The Little Gym, while **Jamison Weiner** of The Manhattans Group represented Glenwood Management. It had an asking rent of \$100 a foot.

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### Sun and Moon

Sunrise today	7:20 a.m.
Sunset tonight	4:41 p.m.
Moonrise today	1:02 p.m.
Moonset today	3:05 a.m.
Full	Jan 9
Last	Jan 16
New	Jan 23
First	Jan 30



New York Tides	TODAY	TOMORROW
High Tide for	1st 2nd	1st 2nd
Coney Island	3:37a 4:04p	4:29a 4:59p
Fire Island	3:01a 3:28p	3:53a 4:23p
Hempstead	3:59a 4:26p	4:51a 5:21p
Huntington	7:20a 7:54p	8:09a 8:43p
Jones Inlet	3:21a 3:48p	4:13a 4:43p
Montauk Point	5:21a 5:32p	6:08a 6:18p
Port Washington	8:08a 8:40p	8:54a 9:25p
Sandy Hook	3:41a 4:08p	4:33a 5:03p

Regional cities	TODAY	TOMORROW
Albany	26/21/sn	34/15/pc
Danbury	27/18/sf	38/19/pc
Glens Falls	22/14/sn	30/5/sn
Gr Barrington	25/17/sn	33/14/pc
Kingston	26/19/sn	39/18/pc
Liberty	22/18/sf	33/16/pc
Monticello	22/18/sf	33/16/pc
Newburgh	23/21/sf	39/21/pc
Poughkeepsie	26/19/sf	39/18/pc
Saratoga Springs	24/18/sn	33/10/sn
Stroudsburg	26/20/sf	37/21/pc
Torrington	26/19/sn	37/19/pc
Syracuse	26/23/sn	34/15/sn

World cities	TODAY	TOMORROW
Athens	57/46/s	59/49/s
Baghdad	61/38/s	63/39/s
Beijing	36/18/s	39/19/s
Berlin	45/33/sh	39/31/r
Cairo	64/48/pc	61/46/sh
Dublin	46/41/sh	48/41/pc
Geneva	44/34/c	37/37/r
Hong Kong	60/52/pc	57/55/sh
Jerusalem	58/41/s	57/42/s
Kabul	36/22/sn	39/14/s
London	46/41/pc	50/37/pc
Madrid	53/36/s	57/38/s
Mexico City	70/39/s	68/41/s
Montreal	14/12/sn	23/10/sn