

Maintaining **FOCUS** To Get The Best Results

Ryan Condren joined CPEX Real Estate in 2008 and focuses his efforts on leasing retail, office and community-use properties throughout New York. He has spent the last three years representing landlords in procuring the leasing of their space. Condren has an in depth knowledge of the New York market and has proven to be a great asset to owners.



Ryan Condren

Condren began his real estate sales career by joining Tim King's leasing team as an associate three years ago. His previous and current responsibilities include market research, valuating leases, preparing marketing packages, client reporting and executing the lease of properties. Condren has experience in negotiating transactions with national, institutional and local commercial tenants.

In the last two years alone, the team has performed over 100 evaluations and was responsible for the execution of 25 lease transactions in New York, totaling 125,000 square feet of retail space and 20,000 square feet of office space, exclusively representing landlords. A few notable transactions have been completed with Wells Fargo Home Mortgage, Key Food, Army and Marines Recruiting Center, Boars Head, Allied Barton, Metro PCS, Brooklyn Philharmonic, Bargain Hunters, Yogurberry and We The Free, a subsidiary of Urban Outfitters.

Condren, along with his partner Eric Altshcul, is exclusively marketing over 30 properties totaling over 400,000 square feet of retail space throughout New York City. A few notable listings include the retail portion of the Isis Condominium at 1480 Second Avenue in Manhattan; 22,000 sq. ft. of existing retail space with 62,700 sq. ft. of undeveloped land available for ground lease in Mariners Harbor, Staten Island, which is located near various big box retailers; and three new development sites in Downtown Brooklyn. Over the past 11 months, Condren has played an integral role in helping CPEX Real Estate close 14 leases, and three leases are currently out for signature, which is a testament to his tenacity to continue closing deals during a time of market instability. Condren says, "At

CPEX, we do not pay attention to the conventional wisdom that the market has slowed down; we stay focused, and at the end of the day get the best results for our clients."

Prior to a career in leasing, Condren gained significant experience in real estate while working for the 86th Street Business Improvement District (BID). While at the BID he conducted surveys, visited stores and merchants, and managed the database of all business operators within the district. Condren coordinated street cleanings, security, and feasibility studies for pedestrian and vehicular traffic. He also managed correspondence and communications between the BID and the merchants, and he worked alongside a team to always try to better the local commercial business district in which they served. After his employment with the 86th Street BID, Condren joined the Office of the Borough President, where he was the manager of the Brooklyn Tourism and Visitors Center for a year.

He attended St. John's University for a year, and is currently working on completing his Bachelor's degree in the evenings at St. Francis College in Brooklyn. Condren is a member of various real estate organizations including the Real Estate Board of New York, Brooklyn Chamber of Commerce, International Council of Shopping Centers and The Retail Network.

Condren was born and raised in Brooklyn and currently resides in Bay Ridge.

Ryan P. Condren
Associate Director - Leasing
CPEX Real Estate
350 Livingston Street, 1st Flr.
Brooklyn, NY 11217
Tel: 718-935-1800 X 224
rcondren@cpecre.com