

REAL ESTATE TRANSACTIONS

ABBAY ROAD ADVISORS L.L.C. in Westport, Conn., and its venture partners signed four leases totaling 18,861 square feet in its buildings at 400 Columbus Ave., and 465 Columbus Ave., in Valhalla.

New or renewing tenants include:

MEDIAMAX NETWORK L.L.C., a provider of media marketing solutions through Conde Nast publications. It renewed a lease at 400 Columbus Ave. for 7,161 square feet. The tenant was represented by Hilary Siles and Michael McCall of Newmark Knight Frank, and the landlord was represented by Kevin McCarthy and Bill Cuddy Jr. of CB Richard Ellis.

SLEEP SERVICES OF AMERICA, a provider of sleep diagnostic services, leased 5,210 square feet at 465 Columbus Ave. The tenant was unrepresented. The building owner was represented by Kevin McCarthy and Bill Cuddy Jr. of CBRE.

ETI SALES SUPPORT, a sales lead generation and customer retention services company, leased 5,206 square feet at 465 Columbus Ave. The tenant was represented by Michael Rao of New York Commercial Realty and the landlord was represented by Kevin McCarthy and Bill Cuddy Jr. of CBRE.

DAVID A. NIGRELLI P.L.L.C., an attorney and counselor-at-law, leased 1,284 square feet at 465 Columbus Ave. He was represented by Michael McCall of Newmark Knight Frank. The building owner was represented by Kevin McCarthy and Bill Cuddy Jr. of CBRE.

ALBERT B. ASHFORTH INC. is the property manager for The Gallery at 400 Columbus Ave. and The Observatory at 465 Columbus Ave., Valhalla.