

Barneys landlord buys borough shopping mall



**BETWEEN
THE
BRICKS**

LOIS WEISS

BARNEYS' real estate owner, **Ben Ashkenazy**, just bought a property he called the "Madison Avenue" of the boroughs: the \$60 million Douglaston Plaza.

By being quicker on the execution by signing a fast-closing non-contingent contract through Eastdil, Ashkenazy beat out national players like Vornado Realty Trust and Kimco. The 300,000-square-foot shopping center, bought from Yale University, holds movie theaters, Macy's, Toys 'R' Us and Waldbaum's by the Cross Island Parkway and in spitting distance of the Long Island Expressway.

Ashkenazy, whose company Ashkenazy Acquisitions also owns the Monmouth Mall and Bay Harbor Mall, told The Post he will add an additional 150,000 square feet worth of upscale restaurants and big boxes to match the North Shore area's lavish lifestyle.

Ian Schragar is the latest New Yorker to hit the Las Vegas Strip, and is doing his biggest deal ever.

Schragar is close to completing a pact with Turnberry Associates to build a \$700 million project with 3 million square feet of hotel rooms, con-

\$70 million for the right to fill in the blanks between those residences and the luxurious Wynn's casino — a **Steve Wynn** development preparing to open next spring.

"We won't do a Las Vegas thing, but do what we do," said Schragar.

Under "current thinking," though, he does expect to apply for a gaming license. "There's no name, it's at the lawyers, and it's not closed yet," he said.

Schragar also shared some other news on the Gramercy Park Hotel front.

He and partner **Aby Rosen** have hired London's **John Pawson** to design "special apartments," on the scale of those created in New York around 90 years ago at the large buildings like the Dakota.

"We expect to be in market in the fall," Schragar told us of the condos.

Schragar's communication planets must be retrograde, because in just the last week, editorial blunders have given him the financial shakes. Attention: Schragar has never been bankrupt, nor has his hotel chain been in bankruptcy.

Only one hotel, the Clift in San Francisco, spent time in a bankruptcy court, and it is now recapitalized with all creditors paid 100 percent, Schragar said.

Meanwhile, the Soros Funds, Time Share King

Eichner's time-share portion of the Park Central Hotel — the Continuum Club, with about 360 rooms — is selling thousands of time shares in the range of \$15,000 to \$28,000 per week.

Lehman Bros., however, is now seeking a buyer for the actual hotel portion — comprised primarily of the South Tower, which numbers more than 900 rooms. The property is expected to trade at around \$250 million.

Sources told The Post that **Mark Gordon** of Sonnenblick-Goldman was hired last week, but he was traveling and did not return calls for comment. The Hard Rock Hotel previously looked and passed on the Park Central in favor of the Paramount.

The Blackstone Group is negotiating to buy the Millennium Hilton across from ground zero for around \$200 million, Real Estate Finance & Investment reported.

The 565-room hotel was developed by MTA honcho **Peter Kalikow** at 55 Church St. and is currently owned by a venture of CDL Hotels, the same international company that owns the Millennium U.N. Hotel and the Millennium in Times Square.

The Hilton was shuttered on Sept. 11, 2001, and has only enjoyed a 60 to 70 percent occupancy rate since it was