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NYC's top deals: West Village office property trades for \$51M — 180% over prior trade price

TRD reports top transactions for Friday, April 17, 2026



G4 Capital Partners' Jason Behfarin, Robyn Sorid and Louis Silverman (sellers) with 74 8th Avenue (G4 Capital, Google Maps)

By TRD Staff


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There were 190 transactions totaling \$338 million filed in New York City records in the 24 hours before 4 p.m. on Friday, April 17, 2026.

🏆 Commercial: The top commercial sale logged in property records was in the West Village, where **G4 Capital Partners** offloaded an office building at **74 Eighth Avenue** for \$50.5 million, more than 180 percent over its prior trade price. The buyer was **Spear Capital**. The 10-story-tall property spans about 34,400 square feet, pricing the sale at roughly \$1,500 per square foot. It last sold in 2019 for \$18 million.

🏆 Residential: Greenwich Village had the priciest home sale recorded in the city. A sponsor unit at **Madison Realty Capital** and **Ramsa's 16 Fifth Avenue** sold

for \$12.3 million. The buyer was **Daniel Marcelo Garza de la Pena**. The unit spans about 3,800 square feet, pricing the deal at about \$3,300 per square foot. It has four bedrooms and three and a half bathrooms; its asking price was \$12.8 million. Corcoran's **Ryan Kaplan** and **Tara King-Brown** had the listing.

 **Residential:** Also at **16 Fifth Avenue**, **MIC Lech LLC** purchased a four-bedroom unit for \$11 million. The pad measures about 3,700 square feet. The deal breaks down to roughly \$3,000 per square foot.

 **Residential:** **Sara and Sriram Krishnamurthy** paid \$8.8 million for a 3,200-square-foot condo at **211 West 84th Street** in the Upper West Side. The developer of the project, known as the Henry, is the **Naftali Group**. The sale works out to about \$2,700 per square foot. The unit has five bedrooms and five and a half bathrooms. Compass' **Alexa Lambert**, **Alison Black** and **Shelton Smith** had the listing.



By the Numbers: [Manhattan office landlords finally catch a break on pricing](#)

The freefall in Manhattan office values is easing, but don't call it a comeback just yet.

In the first quarter, Manhattan offices traded at a median decrease of about 26 percent compared to their prior sale prices, according to an analysis by *The Real Deal*.

The losses are still steep, particularly as the median appreciation since 2015 is about 8 percent. Still, they are far less severe than in recent years: the median discount was about 51 percent in 2025 and 2024; The median change for an office trade has not been in the green since 2021, when the improvement was 15.3 percent, according to TRD's analysis.

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