

# ***NEWS***

## **For Immediate Release**

From: Keen Realty, LLC

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## **COLISEUM BOOKS, INC. AND COLISEUM BOOKS & CAFÉ, LLC RETAINS KEEN REALTY, LLC IN COMPANY'S CHAPTER 11 PROCEEDING**

### **Keen to Auction Leasehold Interest in 10,449± Sq. Ft. of Prime 42<sup>nd</sup> Street Retail Space Bid Deadline: 12/12/06 Auction Date 12/15/06**

**GREAT NECK, NY – October 24, 2006** – Coliseum Books, Inc and Coliseum Books & Café, LLC have retained Keen Realty, LLC to market its leasehold interest in 10,449± sq. ft. of retail space, plus 3,500± sq. ft. of basement, located in the heart of mid-town Manhattan at 11 West 42<sup>nd</sup> Street. The site is surrounded by many major retailers and is within walking distance to the Fifth Avenue retail corridor and is steps from Times Square. Keen's marketing efforts will culminate in an auction on December 15, 2006, subject to Bankruptcy Court approval.

Available for assignment is the leasehold interest in 10,449± sq. ft. of ideally situated retail space on 42<sup>nd</sup> Street between 5<sup>th</sup> and 6<sup>th</sup> Avenues, directly across from Bryant Park. "This is a great opportunity for retailers to secure a presence in the thriving mid-town Manhattan market" said Matthew Bordwin, Keen Realty's Executive Vice President. "The rent on this space is below market at \$76.08 sq. ft. and there are seventeen years remaining on the lease term. This is one of the best retail locations in all of Manhattan. We are encouraging interested parties to contact us immediately for additional information," Bordwin added.

Keen Realty, LLC is a consulting firm specializing in the disposition of excess real estate assets for companies in bankruptcy and/or restructuring situations. Other current and recent clients of Keen include *Perfect Picture, Arthur Andersen, Parmalat, Fleming Companies, Huffman Koos, Just for Feet, Pillowtex, Spiegel / Eddie Bauer, and Warnaco.*

For more information regarding this lease, please contact Keen Realty, LLC, 60 Cutter Mill Road, Suite 214, Great Neck, NY 11021, Telephone: 516-482-2700 ext. 226, Fax: 516-482-5764, e-mail: [mbordwin@keenconsultants.com](mailto:mbordwin@keenconsultants.com).