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MARKET REPORT

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PREPARED FOR:

**JOHN Q. BUYER**  
XYZ COMPANY



# Sample Office Space Availability Report

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible	
	<b>1) 10 Bank St, White Plains, NY 10606</b> 249,015 SF Class A Office Building Built in 1989											
	<p><b>Building Notes:</b> Voted "Office Building of the Year" by Boma in 1999 and 2000. The building is the complete telecommunications solution; fiber optic, category 5/8 wiring, cable and microwave or "wireless fiber optic" Internet access and telephone service. It is located 1 1/2 blocks from the White Plains Transportation Center at the corner of Martine Ave. and Bank St. in the downtown White Plains CBD. Ten Bank Street brings to White Plains a sophisticated office center with amenities traditionally offered by the finest downtown properties, creating a distinctive, efficient and comfortable business address. It has a strategic location in the metro area, with a landscaped plaza area and a dramatic four-story arcade entry with three-story granite and marble lobby.</p> <p>Building has 4,000 sq. ft. of convenience services and a parking garage with 417 spaces accessed from Bank Street and Martine Avenue. 3 High-speed elevators serve office levels; 1 high speed freight elevator serves loading dock and office levels. There is wide column-spacing for flexible floor plans, a complete HVAC energy-management system, a 24-hour controlled tenant access and a comprehensive life/safety system.</p> <p>The building has a separate delivery and service entrance, a restaurant within walking distance and is adjacent to the train station.</p> <p>The improvements underway include: the addition of a newly constructed cafeteria, The Ten Bank St. Cafe, off the main lobby which provides a full service salad bar, deli, snacks and hot and cold beverages. Completed improvements to the building include recently upgraded vending machine alcove offering snacks and softs drinks and upgraded common area corridors and elevator cab flooring.</p> <p>This building was awarded an Energy Star label in 2010 for its operating efficiency.</p> <p>This building was awarded an Energy Star label in 2010 for its operating efficiency.</p>											
P 6th	3,813	Negotiable	Negotiable	Negotiable		Office/D	6,489 SF	6,489 SF	Negotiable		11 Mths	N




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 <p><b>2) 50 Main St, White Plains, NY 10606</b>  <b>Westchester Financial Ctr, Westchester Financial Center</b>            309,000 SF Class A Office Building Built in 1986</p> <p><b>Building Notes:</b> Premier downtown office building across from the White Plains Train Station, the building features excellent access to I-287, I-87, Bronx River Parkway, and Metro North . Located just minutes away from Rockland County, NYC, and CT, the building has 7 day/24 hour access, a library, courthouse, Galleria Shopping Mall one block away. Adjacent to retail services, plazas, across from railroad &amp; bus station, adjacent to malls.</p> <p>The property is 35 minutes to Grand Central by express train. It is one of two magnificent buildings in the Westchester Financial Center, which is complemented by White Plains' first new rental apartment buildings in more than 15 years, featuring 124 luxury units at 25 Martine Avenue.</p> <p>Uniquely contoured floors and extensive multi-level plazas, represents a well-planned marriage of form and function at the heart of the completely re-developed White Plains business district. The lobby has two-tone polished granite walls, thermal granite floors, two story atrium with mezzanine served by floating stairway from main floor. The atrium houses the Robert Martin Gallery, an art gallery open to the lobby; center piece is a massive water sculpture by Hans Van De Bouvenkamp. An amazingly lifelike bronze figure by J. Seward Johnson adorns the massive front stairway to parking garage. It is conveniently located near Metro North RR, and within two blocks of 3,000-car municipal parking garage, express commuter rail station, Bronx River Parkway, regional and local bus terminals, public library, county court house, Galleria Shopping Mall which faces the Westchester Financial Center with 2 department stores and countless speciality shops, many fine restaurants and hotels and recreational facilities. The floor plans maximize the opportunities for executive corner offices with multiple window exposures. There are ample electrical and mechanical support for computer rooms, communication centers and other special purposes is built into the system and is readily available. The building exterior features precast panels with decorative stone aggregate, double glazed solar bronze, butt glazed windows and duranodic metal framing. The building features 3,500 lbs., 450 feet per minute gearless variable voltage Dover elevators; two supplementary elevators serving below grade as well as full office services, manned lobby desked, and 24 hour security monitoring. There are two truck delivery doors convenient to elevators, an automatic elevator recall and other safety and life support systems, and fire code sheerock on metal studs. The ceilings are 5/8 inch acoustical panels in Eastern K grid system installed at 8' 6" above floor level. The typical floor to ceiling clearance is 11'6". The lighting is recessed 2'x 4" 4 lamp fluorescent fixtures, acrylic lenses, air conditioning return troffers. The floors covering over post-tensioned reinforced concrete slabs. The heating is perimeter hot water baseboard heating system served by central hot water boilers. The electric service is 3 phase, 4 wire, 265/480V with separate metering capability, by floors and partial floors; supplemental power readily available at each floor; 120 volts convenience outlets. Independent self-contained HVAC units on each floor, with variable volume ducted distribution system; extra capacity for special purposes; separate metering capability.</p>											
P 12th	2,585	Negotiable	Negotiable	Vacant		Office/D	2,585 SF	2,585 SF	Negotiable	5 Mths	N



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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>3) 1 N Lexington Ave, White Plains, NY 10601</b>  <b>Gateway, Gateway 1</b>                      530,519 SF Class A Office Building Built in 1985</p> <p><b>Building Notes:</b> The building is adjacent to White Plains Metro North train station and Trans Center bus station. It features spectacular views and a high-end build-out. It also has easy access to I-287, Bronx River Parkway, Sprain Parkway, Hutchinson River Parkway, and I-95. The lobby and public areas were designed by award-winning architectural firm Der Scutt. There is 24 hour/7 day per week manned security. Tenants can walk to shops &amp; services, including the Federal Court House. There is a loading dock and storage in the building as well as a bank with ATM and brokerage.</p>											
P LL	3,100	\$41.50/te	Negotiable	Vacant		Office/D	3,100 SF	3,100 SF	\$10,720.83	21 Mths	N
 <p><b>4) 81 Main St, White Plains, NY 10601</b>                      125,000 SF Class A Office Building Renovated in 2003 Built in 1984</p> <p><b>Building Notes:</b> 81 Main Street is located in the White Plains CBD, two blocks from the Metro North Train Station and the Federal, State and County Courthouses. The location of 81 Main Street makes it highly desirable to professional firms with easy access to public transportation, major highways and municipal buildings. It is located across from a mall and within walking distance to a train station. It also offers ample on-site parking. T-1 access is available in the building and there is a brand new cafe on the premises. Newly renovated lobby, on-site concierge and on-site management.</p>											
P 2nd	2,477	\$33.00/+elec	5-10 yrs	Vacant		Office/D	4,795 SF	4,795 SF	\$6,811.75	6 Mths	N


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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>5) 12 Water St, White Plains, NY 10601</b> 45,864 SF Class B Office Building Built in 1983</p> <p><b>Building Notes:</b> The property is in prime downtown location with easy access from Bronx River Parkway and local highway network, including I-287. It is also located across from the Westchester County Transportation Center, providing bus and Metro-North train service and is within walking distance to banks, shops and restaurants. The building features operable windows, ample parking; municipal parking also available.</p>											
E 1st	11,466	Negotiable	Negotiable	Vacant	Some Work	Office/D	45,864 SF	11,466 SF	Negotiable	20 Mths	N
 <p><b>6) 175 Main St, White Plains, NY 10601</b> <b>Northcourt Bldg</b> 80,000 SF Class C Office Building Built in 1931</p> <p><b>Building Notes:</b> -</p>											
E 2nd	1,222-9,600	\$18.00-\$22.00/+elec	Negotiable	Vacant	Some Work	Office/D	9,600 SF	9,600 SF	\$17,600.00	59 Mths	to 1,222
 <p><b>7) 95 Church St, White Plains, NY 10601</b> <b>Longman</b> 42,000 SF Class B Medical Building Renovated in 1985 Built in 1961</p> <p><b>Building Notes:</b> The property at 95 Church St is attached to 300 Hamilton Ave. It is located on a high-visibility corner just four blocks from the train and bus stations. Two blocks from the Galleria Mall and a short walk to all other amenities, including restaurants, banks, assorted shops, and services One mile from major interstates and highways. Over 2,000 nearby parking spaces (mostly covered). Redundant Telecome providers. Space is ideal for medical, dental, and business professionals.</p>											
P 2nd	8,584	\$21.00-\$24.00/+elec	Negotiable	Vacant	Some Work	Off/Med/D	8,584 SF	8,584 SF	\$17,168.00	9 Mths	Y

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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>8) 300 Hamilton Ave, White Plains, NY 10601</b>            36,444 SF Class C Medical Building Renovated in 1985 Built in 1957</p> <p><b>Building Notes:</b> The property at 300 Hamilton Ave is attached to 95 Church Street. It is located on a high-visibility corner just four blocks from the train and bus stations. Two blocks from the Galleria Mall and a short walk to all other amenities, including restaurants, banks, assorted shops, and services One mile from major interstates and highways. Over 2,000 nearby parking spaces (mostly covered). Redundant Telecome providers. Space is ideal for medical, dental, and business professionals.</p>											
P 2nd	3,000	\$21.00/+elec	Negotiable	Vacant		Office/D	4,364 SF	4,364 SF	\$5,250.00	5 Mths	N
 <p><b>9) 10 County Center Rd, White Plains, NY 10607</b>            205,278 SF Class B Office Building Built in 1979</p> <p><b>Building Notes:</b> 10 County Center Road is a 208,000 square foot office building, set on 3.5 acres abutting the Bronx River Parkway, surrounded on three sides by creeks and green space. All space is currently finished and can be subdivided for shot-tern tenants. Ample parking is available on site, as well as a full-time support staff and night cleaners.</p> <p>Located less than a quarter-mile from the White Plains Metro-North station and downtown White Plains, a trip to Grand Central Terminal will take less than an hour.</p>											
E 3rd	3,000-45,000	\$11.00/+elec	1-3 yrs	Vacant		Some Work Office/D	45,000 SF	45,000 SF	\$41,250.00	2 Mths	to 3,000



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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>10) 399 Knollwood Rd, White Plains, NY 10603</b>  <b>CrossWest Office Center</b>            145,943 SF Class B Office Building Renovated in 2003 Built in 1985</p> <p><b>Building Notes:</b> March 2004: RPW Group purchased the property from Ivy Equities. Cushman &amp; Wakefield represented the seller and procured the buyer.            January 1999: Commercial Properties 4, LP sold the building to CrossWest Associates LP, net of existing mortgage debt and closing adjustments. Insignia/ESG brokered the sale.            Voted BUILDING OF THE YEAR by BOMA for years 1996 and 1997</p> <ul style="list-style-type: none"> <li>* Set among a roster of Fortune 500 corporations along Westchester's Platinum Mile</li> <li>* Crosswest has direct 4-way interchange at exit 4 @ I-287, the Crosswestchester Expressway</li> <li>* Quick access to Saw Mill River, Sprain Brook, Hutchinson and Bronx River Parkways, as well as the New York Thruway</li> <li>* LaGuardia and JFK International Airports approximately 40 minutes away</li> <li>* Westchester County Airport is 10 minutes away</li> <li>* Canadian granite facade banded with bronze tinted glass</li> <li>* State-of-the-art HVAC (individually controlled), hot water radiation with supplementary forced hot air</li> <li>* 30' X 27' bay spacing</li> <li>* Cafeteria with attractive seating areas</li> <li>* 18,000 sf. of storage</li> <li>* Security by tenant</li> <li>* Alternate means of contact with Ivy Equities is via fax at (201) 573-8400</li> </ul>											
P 1st	2,609	\$29.00/+elec	Negotiable	Vacant		Office/D	2,609 SF	2,609 SF	\$6,305.08	25 Mths	N



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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>11) 611 W Hartsdale Ave, White Plains, NY 10607</b> 29,400 SF Class B Office Building Built in 2007</p> <p><b>Building Notes:</b> -</p>											
E LL/ Suite Entire Floor	9,800	\$18.00/+elec	Negotiable	Vacant	NBI	Office/N	29,400 SF	9,800 SF	\$14,700.00	40 Mths	Y
 <p><b>12) 595 W Hartsdale Ave, White Plains, NY 10607</b> 14,000 SF Class C Office Building Built in 1985</p> <p><b>Building Notes:</b> A 1st Floor CSEA 2nd Floor SMPTE</p>											
P 2nd	1,200-3,500	\$21.00/+elec	Negotiable	Vacant	Some Work	Office/D	3,500 SF	3,500 SF	\$6,125.00	46 Mths	to 1,200
 <p><b>13) 77 Tarrytown Rd, White Plains, NY 10607</b> 21,000 SF Class B Office Building Renovated in 2009 Built in 1977</p> <p><b>Building Notes:</b> Located near Central Avenue, a large, densely populated, high traffic shopping area. Directly off Exit 5 of Rt. 287, close to the Bronx River Parkway and a half mile from the Transit Center.</p> <p>Ideal for corporate headquarters.</p> <p>In September of 2009, there was an additional 9,000 square feet of office space built onto the property.</p>											
P 2nd	1,000-3,000	\$24.00/+util	1-5 yrs	Vacant		Office/N	6,000 SF	3,000 SF	\$6,000.00	18 Mths	to 1,000



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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>14) 1200 Mamaroneck Ave, White Plains, NY 10605</b> 12,000 SF Retail General Freestanding Building Built in 1956</p> <p><b>Building Notes:</b> -</p>											
P 1st	5,000	\$30.00/+elec	Negotiable	Negotiable	Some Work	Office/D	5,000 SF	5,000 SF	\$12,500.00	43 Mths	N
 <p><b>15) 30 Glenn St, White Plains, NY 10603</b> 48,000 SF Class B Medical Building Built in 1971</p> <p><b>Building Notes:</b> The building is located across from the North White Plains Train Station.</p>											
P 4th	3,100	\$23.50/+elec	3-5 yrs	Vacant		Office/D	3,100 SF	3,100 SF	\$6,070.83	16 Days	N
 <p><b>16) 1 New King St, White Plains, NY 10604</b> <b>Pitney Bowes Bldg</b> 20,800 SF Class B Office Building Built in 1978</p> <p><b>Building Notes:</b> * 1 loading dock</p>											
E 2nd	10,247	\$16.50/n	5 yrs	Vacant		Office/D	20,384 SF	10,247 SF	\$14,089.63	17 Mths	N



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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>17) 4 New King St, White Plains, NY 10604</b> 22,197 SF Class B Office Building Built in 1978</p> <p><b>Building Notes: -</b></p>											
P 1st	5,724	\$20.00/+elec	Negotiable	30 Days		Office/D	5,724 SF	5,724 SF	\$9,540.00	14 Mths	Y
 <p><b>18) 10 New King St, White Plains, NY 10604</b> <b>West Air Plaza</b> 52,000 SF Class A Office Building Built in 1986</p> <p><b>Building Notes:</b> The building is located minutes from Westchester County, I-684, Merritt &amp; Hutchinson Parkways. Covered and surface parking available. It offers outside storage areas and a cafeteria. Penthouse cafe on premises. On-site management.</p>											
P 2nd	1,000	\$22.00/+elec	Negotiable	30 Days		Office/D	2,559 SF	2,559 SF	\$1,833.33	7 Wks	N
 <p><b>19) 104 Corporate Park Dr, White Plains, NY 10604</b> <b>Westchester Corp Park, Malcolm Pirnie Bldg</b> 124,270 SF Class B Office Building Renovated in 2000 Built in 1970</p> <p><b>Building Notes: -</b></p>											
E 4th	28,661	Negotiable	Negotiable	Vacant		Office/D	117,798 SF	28,661 SF	Negotiable	18 Mths	Y



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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>20) 709 Westchester Ave, White Plains, NY 10604</b>  <b>The Exchange at Westchester</b>            126,880 SF Class A Office Building Built in 1979</p> <p><b>Building Notes:</b> Off I-287 at Exit 8 within close proximity to the Hutchinson River Parway and I-684. Westchester County Airport is 10 minutes away, Manhattan is 40 minutes away, and 3 international airports are one hour away. Amenities in park include: Graphics/copy center, computer center, video rentals and private shuttle service. Building features wireless-fidelity or "wi-fi" areas.</p>											
P 1st/ Suite 110	13,342	Negotiable	Negotiable	Vacant	Some Work	Office/D	13,342 SF	13,342 SF	Negotiable	38 Mths	N
 <p><b>21) 222 Bloomingdale Rd, White Plains, NY 10605</b>            139,678 SF Class A Office Building Renovated in 2003 Built in 1980</p> <p><b>Building Notes:</b> This 140,684 sf building is a focal point of a network of regional parkways, expressways and commuter lines servicing New York City, in the White Plains CBD and has 425 parking spaces. It is land leased from Yale University until December 31, 2083. The current rent is \$147,786 per annum, which will be adjusted annually from 2004-2023 based on the change in the consumer price index. The property is 92.4% leased, generating an average of \$23.92 psf. Built in 1986, the property underwent a complete renovation and repositioning program in 1999/2000, and received the BOMA of Westchester County Building of the year award for the best property in the renovation category. The renovation included the redesign of the building lobby with corian walls and attractive wall sconce lighting, a new security desk of inlaid cherry and new lobby furnishings, amongst other upgrades. A new interior and exterior signage program was also implemented. Since the date of acquisition of the property, approximately \$1.6 million has been spent on building improvements.</p> <p>9/1998: International Properties Corp. purchased this building as part of a \$350 million purchase of 24 office and retail properties in 7 states. Grubb &amp; Ellis of New Jersey represented both Intel Investment &amp; Management Co. and the prospective owners.</p> <p>The property offers a lobby and reception area for floors 3 and 4, which are remodeled, security card access, 3 passenger elevators (one which is used as a freight), and a four bus line service--two connecting with the White Plains rail station 1.4 miles away.</p> <p>The building is also conveniently located in close proximity to the Westchester Mall and provides easy access to major highways.</p>											
P 3rd/ Suite 306	1,295-11,062	\$24.00/+elec	5 yrs	Vacant	Some Work	Office/D	11,062 SF	11,062 SF	\$22,124.00	75 Mths	to 1,295



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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>22) 118 N Bedford Rd, Mount Kisco, NY 10549</b>  <b>Mt Kisco Executive Ctr</b>            36,000 SF Class B Office Building Built in 1989</p> <p><b>Building Notes:</b> Lobby and common corridor to receive upgrades.            New landscaping.</p>											
P 3rd	1,930- 4,200	\$32.00/+elec	Negotiable	Vacant		Office/D	4,200 SF	4,200 SF	\$11,200.00	25 Mths	to 1,930
 <p><b>23) 1 N Broadway, White Plains, NY 10601</b>  <b>White Plains Plaza, White Plains Plaza - South Tower</b>            391,443 SF Class A Office Building Renovated in 1987 Built in 1971</p> <p><b>Building Notes:</b> January 2005: Building sold to Heyman Properties of Westport CT. Cushman &amp; Wakefield represented the seller, Met Life and procured the buyer.</p> <p>The property is located about 1/4 mile from I-287, the Bronx River Parkway, 3 blocks to The Westchester, White Plains' newest mall, 10 minutes from the Westchester County Airport and a short walk from commuter rail service .</p> <p>The building features security desks manned 24 hours a day, Life Safety security in both towers, a White Plains Plaza shuttle bus to and from the Metro North train station, 35,000 square foot White Plains Athletic Club (including pool and Gymnasium), executive cleaners, Papa-Razzi Restaurant, a sundry shop/newsstand and shoeshine, a hair salon, Federal Express office, Airborne and UPS drop boxes, 28' column spacing, 10' ceiling heights, reinforced concrete spandrels with a wall of heat absorbing glass windows with anodize aluminum frames for the exterior, three Carrier centrifugal chillers and international boilers for HVAC system, and two loading docks.</p> <p>Current tenants include seven advanced telecommunications and Internet related businesses.</p>											
P 7th	4,364	\$35.00/+elec	5-10 yrs	30 Days		Office/D	4,364 SF	4,364 SF	\$12,728.33	11 Mths	N



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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>24) 303 S Broadway, Tarrytown, NY 10591</b>  <b>Hudson Point Office</b>            197,764 SF Class A Office Building Renovated in 2004 Built in 1980</p> <p><b>Building Notes:</b> This is an H-shaped building with north and south wings. It is located on the county bus line and is about a mile from the Metro North train station. It also offers easy access from its convenient location to I-287, I-87, and the Saw Mill River Parkway. The building is located near the Tappan Zee Bridge and offers commanding views of the Hudson River and Tappan Zee bridge. Special building features include an on-site cafeteria, conference facilities, 24/7 card key access, and on-site management.</p>											
P 4th	2,000-12,000	\$26.00/+elec	Negotiable	Vacant		Office/D	12,000 SF	12,000 SF	\$26,000.00	21 Mths	to 2,000
 <p><b>25) 560 White Plains Rd, Tarrytown, NY 10591</b>  <b>Tarrytown Corporate Center</b>            124,170 SF Class A Office Building Renovated in 2005 Built in 1980</p> <p><b>Building Notes:</b> The building has a beautiful granite lobby, a common conference room with audio-visual equipment and a high level security computerized 24-hour card access system. On-site storage space units are available within the park, and it is convenient to public transportation, shopping and restaurants. Shuttle to Tarrytown Train Station. Easy access to I-287, I-87, Sprain Brrok &amp; Saw Mill River Parkways.</p> <p>There is a roaming security vehicle after normal business hours and 24 hours on weekends. Additionally, a state-of-the-art exercise facility is currently under construction. Full service cafeteria within park and health club with locker rooms and showers within building. Ample covered and reserved parking. Prestigious tenant roster.</p>											
P 4th	6,905	\$24.00/+elec	5-10 yrs	Vacant		Office/D	6,905 SF	6,905 SF	\$13,810.00	6 Mths	N



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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>26) 33 W Main St, Elmsford, NY 10523</b>  <b>The Crossroads</b>            60,000 SF Class B Office Building Renovated in 1999 Built in 1970</p> <p><b>Building Notes:</b> Located at the intersection of Cross Westchester Expy (I-287), Sawmill Pkwy, and the NY State Thruway. On site building engineer, adjacent to diner</p> <p>* Corner of W Tarrytown Rd &amp; Nob Hill</p>											
E 5th	17,000	\$21.00-\$25.00/+elec	Negotiable	Vacant	Some Work	Office/D	17,000 SF	17,000 SF	\$35,416.67	36 Mths	Y
 <p><b>27) 2269 Saw Mill River Rd, Elmsford, NY 10523</b>  <b>Elmsford Executive Park</b>            106,426 SF Class B Office Live/Work Unit Building Renovated in 1986 Built in 1920</p> <p><b>Building Notes:</b> 2269 Saw Mill River Road (Route 9A) is 1 mile south of Interstate 287 and .5 mile south of Route 119 in Elmsford. The buildings located in the Elmsford Executive Park, a group of five interconnected one-story beige buildings. Two Bee-Line bus routes serve the Elmsford offices and the buses stop right at the buildings. The building amenities include on-site management, campus setting, full-time maintenance, and 24/7 building access. There are 412 outdoor parking spaces. The various building sizes are (Bldg1) 40,000 sq ft, (Bldg2) 7,500 sq ft, (Bldg3) 37,500 sq ft, (Bldg4) 13,000 sq ft and (Bldg5) 11,287 sq ft. Building 3 has 1 passenger elevator.</p>											
P 1st	15,000	Negotiable	5 yrs	Vacant		Office/D	15,000 SF	15,000 SF	Negotiable	13 Mths	N



# Sample Office Space Availability Report

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>28) 400 Executive Blvd, Ossining, NY 10562</b>  <b>Central Westchester BP</b>            28,284 SF Class B Office Building Built in 1984</p> <p><b>Building Notes:</b> Subject property is 75% occupied.            Central Westchester Business Park, located on 9A, features flexible zoning</p> <ul style="list-style-type: none"> <li>* Ample parking</li> <li>* Operable windows</li> <li>* Excellent floor layouts</li> <li>* Building built into slope</li> </ul>											
P 2nd	300-5,000	\$19.50/+elec	Negotiable	Vacant	Some Work	Office/D	9,700 SF	9,700 SF	\$8,125.00	42 Mths	to 300
 <p><b>29) 450 Mamaroneck Ave, Harrison, NY 10528</b>  <b>Harrison Plaza</b>            176,553 SF Class A Office Building Built in 1978</p> <p><b>Building Notes:</b> July 1999: The 2 buildings located at 440 &amp; 450 Mamaroneck Ave. were bought by the Property Reserve, Inc. of Salt Lake City, Utah for \$42.1 million. United Properties Group of New Jersey were the sellers.</p> <ul style="list-style-type: none"> <li>* First story of bldg is covered parking</li> </ul>											
P 1st	12,411	\$29.50/te	Negotiable	Negotiable		Office/D	12,411 SF	12,411 SF	\$30,510.38	16 Mths	N




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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>30) 42 Oak Ave, Tuckahoe, NY 10707</b> 11,000 SF Retail Bank Building</p> <p><b>Building Notes:</b> This 11,000 Square Foot three story elevator office building is available for sale or lease in its entirety or for full floor occupancy. Originally built to house a prominent local bank, the building has an impressive ground floor with overlooking mezzanine. First floor ceilings are 20' high with floor to ceiling windows. The upper two floors are built out as modern office spaces. Walk to train.</p>											
E 4th	3,000	\$20.00/+elec	Negotiable	30 Days		Office/D	3,000 SF	3,000 SF	\$5,000.00	4 Mths	N
 <p><b>31) 2 Overhill Rd, Scarsdale, NY 10583</b> 45,000 SF Class B Office Building Renovated in 2000 Built in 1954</p> <p><b>Building Notes:</b> Building is located across from the train station and close to the bronx river parkway. Valet parking is available.</p>											
P 2nd	2,696	\$39.00/+elec	Negotiable	30 Days		Off/Med/D	2,696 SF	2,696 SF	\$8,762.00	3 Mths	N

# Sample Office Space Availability Report

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>32) 100 Summit Lake Dr, Valhalla, NY 10595</b>  <b>Summit At Westchester</b>                      250,000 SF Class A Office Building Built in 1988</p> <p><b>Building Notes:</b> The building is accessible via the Saw Mill River and Bronx River Parkways. It provides atrium lobbies with dramatic waterfall, computerized HVAC system, fiber optic communication, complete life safety and sprinkler system, and 24 hour/7-day security. In addition, there is shuttle service to Metro North White Plains train station, covered on-site parking, on-site management, professional fitness center, and quality dining facilities as well as catering.</p> <p>4/1998: Reckson Associates Realty Corp. purchased The Cappelli Organization's Westchester office portfolio for \$183 million. The portfolio consists of 6 Class-A office buildings totaling approximately 980,000 SF. The purchase includes 100, 200, and 500 Summit Lake Drive, 140 Grand St., and 115 and 117 Stevens Ave.</p>											
P 3rd	11,733	\$26.00/mg	Negotiable	Vacant		Office/D	11,733 SF	11,733 SF	\$25,421.50	7 Mths	N
 <p><b>33) 800 Westchester Ave, Rye Brook, NY 10573</b>  <b>760/800 Westchester Ave</b>                      532,680 SF Class A Office Building Built in 1983</p> <p><b>Building Notes:</b> The complex, which consists of two buildings, totals approximately 600,000 square feet. Altria Group Inc., parent company of Kraft Foods and Philip Morris International was headquartered at the property. The property includes 500,000 SF of enclosed parking and a large man-made pond at the entrance to the property in front of 800 Westchester Avenue. Designed as General Food's global headquarters by the architectural firm of Kevin Roche John Dinkeloo &amp; Associates and completed in 1983, 800 Westchester Avenue is a Class A, 523,074 RSF office building that provides some of the highest quality office space in the suburban New York Tri-State region.</p> <p>760 Westchester Avenue, which was completely renovated in 1997, is a 59,083 RSF office building with 274 surface parking spaces. 800 Westchester Avenue, whose expansive floor plates (100,000 ñ SF) and separate elevator locations provide a unique opportunity for multiple tenancies, offers a large amenity and service package including a covered parking garage, fitness center, full-service cafeteria, executive dining room, auditorium, photo studios, ATM machines and company store.</p> <p>The buildings are connected by an underground walkway that facilitates access during all weather conditions, making the numerous amenities at 800 Westchester Avenue available to the entire employee population. 800 Westchester Avenue enjoys direct visibility from Interstate 287, the major east-west corridor in Westchester County, and the property is strategically located adjacent to the Hutchinson River Parkway, Interstate 684 and within a five-minute drive of Interstate 95.</p>											
P 3rd	1,500-5,000	\$32.00/te	5-10 yrs	Vacant		Office/D	5,000 SF	5,000 SF	\$13,333.33	11 Mths	to 1,500

# Sample Office Space Availability Report

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>34) 200 N Central Park Ave, Hartsdale, NY 10530</b> 48,000 SF Class B Office Building Renovated in 1985 Built in 1926</p> <p><b>Building Notes:</b> The building is located in a professional environment. It consists of a renovated school. It offers distinctive windows and custom designed spaces for tenants.</p> <p>August 2000: Allegiance Capital Partners bought the building from Bristol Capital Corporation for \$4.8 million. FMB Real Estate was involved in the transaction.</p> <p>There are four availabilities on the third floor: 3,400 SF; 2,500 SF; 1,840 SF; and 1,584 SF that can be combined for a total availability of 9,324 SF.</p>											
P 2nd	3,400	Negotiable	5-10 yrs	30 Days		Office/D	3,400 SF	3,400 SF	Negotiable	36 Mths	N
 <p><b>35) 11 Seventh St, Pelham, NY 10803</b> 10,000 SF Class C Office Building Built in 1951</p> <p><b>Building Notes:</b> Building includes 1715 sf storage loft. Building is ideal for office professional.</p>											
E 1st	10,000	Negotiable	Negotiable	90 Days		Office/D	10,000 SF	10,000 SF	Negotiable	3 Mths	N
 <p><b>36) 1 Hunter Ave, Armonk, NY 10504</b> 1,518 SF Class B Office Building</p> <p><b>Building Notes:</b> Building has easy access to Route 684 and Route 22. The office building is ready for custom finishing and has storage space available.</p>											
P 1st	1,050	Negotiable	Negotiable	Vacant		Office/D	1,050 SF	1,050 SF	Negotiable	5 Wks	N
P 1st	435	Negotiable	TBD	30 Days		Office/D	435 SF	435 SF	Negotiable	5 Wks	N