

HUDSON VALLEY LEASE TRANSACTIONS - 3RD QUARTER 2008



Tenant Information:			Building Information:					Lease Information:					Additional Notes & Comments:		
Tenant	Business Type	Space Use	Street Address	City	County	Zip Code	Owner	Date Transaction Recorded	Asking Price	Lease Type	Square Feet	Lease Term		Tenant Rep	Owner Rep
Cognitive Behavior	Psychologist	Office	1 North Broadway	White Plains	Westchester	10601	Heyman Properties	Jul-08	\$35.00 + electric	New Lease	2,500			Glenn Walsh & Larry Ruggieri of Cushman & Wakefield	
David B. Petshaft PC	Law Firm	Office	222 Bloomingdale Road	White Plains	Westchester	10605	Behringer Harvard	Jul-08	\$26.50	New Lease	3,320	Direct		Glenn Walsh, Larry Ruggieri & Matthew Lisk of Cushman & Wakefield	
Micro-Macinazione USA	Producer of finely-ground ingredients for pharmaceutical companies	Office & Labs	281 Fields Lane	Brewster	Putnam	10509	The Sisca Group	Jul-08	\$22.00 Modified Gross	New Lease	14,865		Ellen Benedek & Carl Silbergleit of NAI Friedland Realty	Ellen Benedek & Carl Silbergleit of NAI Friedland Realty Swiss company	
Building Star	HELP trucks	Office	2975 Westchester Avenue	Purchase	Westchester	10577	RPW Group	Jul-08	\$27.50	New Lease	1,200	Century 21		Glenn Walsh & Larry Ruggieri of Cushman & Wakefield	
Media Max	Advertising/Marketing	Office	400 Columbus Avenue	Valhalla	Westchester	10595	Abbey Road Advisors LLC	Jul-08	\$26.50 + electric	Expansion	2,600	Direct		Kevin McCarthy of CBRE	
Merchant Lynx	Credit Card Processing Service Provider	Office	411 Theodore Fremd Avenue	Rye	Westchester	10580	Willett Companies LLC	Jul-08	\$28.50 + electric	New Lease	1,875		John Zappia of New York Commercial Realty Group	Christopher O'Callaghan & Matthew Lisk of Cushman & Wakefield	
RCOS	Rye Central School District	Office	411 Theodore Fremd Avenue	Rye	Westchester	10580	Willett Companies LLC	Jul-08	\$28.50 + electric	New Lease	5,248		Richard Goldstein of Goldstein & Associates	Christopher O'Callaghan & Matthew Lisk of Cushman & Wakefield	
Athlete Evolutions	Fitness	Office & Fitness	440 Mamaroneck Avenue	Harrison	Westchester	10528	RPW Group	Jul-08	\$29.00	New Lease	4,300		Rick Rakow of Rakow Commercial Realty Group	Glenn Walsh & Larry Ruggieri of Cushman & Wakefield	
Rose & Keirn Insurance	Insurance	Office	60 Merritt Boulevard	Fishkill	Dutchess	12524	Thylan Associates	Jul-08	\$20.00 NNN	New Lease	8,000		Kevin Vacirca of First Choice Realty	Chuck Genck of Thylan Associates Relocated from within Dutchess County	
United Jewish Appeal Federation of New York	Charitable Organization	Office	701 Westchester Avenue	White Plains	Westchester	10604	RexCorp Realty L.L.C.	Jul-08	\$26.00 + electric	Renewal	10,646	Direct		RexCorp Realty LLC	
Keidel Weldon & Cunningham LLP	Law Firm	Office	925 Westchester Avenue	White Plains	Westchester	10604	RexCorp Realty L.L.C.	Jul-08	\$28.00 + electric	New Lease	3,069		Glenn Walsh & Larry Ruggieri of Cushman & Wakefield	Laura Van Leuven of RexCorp Realty	
Watkins & Watkins LLP	Law Firm	Office	150 Grand Street	White Plains	Westchester	10601	SL Green Realty Corp.	Jul-08	\$29.00	New Lease	2,125	Direct		Al Gutierrez & Ian Ceppos of CBRE	Relocated from 175 Main Street in White Plains
Horizon Asset Management	Financial Services	Office	100 S. Bedford Road	Mount Kisco	Westchester	10549	Diamond Properties	Jul-08	\$35.00 + electric	New Lease	9,472		Marc Miller of Miller & Associates	Mark Blandford of Diamond Properties	
Travesties Entertainment	Party Venue	Other	2 Lawrence Street	Ardsley	Westchester	10502	2 Lawrence Real Estate Associates	Jul-08	\$12.00 NNN	New Lease	30,000		Steven Padermacht of SMP Realty Group	Ann Silver & Paul Adler of Prudential Rand Commercial Services Tenant leased entire building.	
PAS Auto School	Driving Instruction	Office	520 White Plains Road	Tarrytown	Westchester	10591	RexCorp Realty L.L.C.	Jul-08	\$26.00	New Lease	3,138		Commercial Real Estate Services	Patricia Valenti & Mike McCall of Newmark Knight Frank	

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Enterprise Training Solutions	Training	Office	120 Bloomingdale Road	White Plains	Westchester	10605	Core Plus Properties	Jul-08	\$28.00	Renewal	700			Brian Carcaterra & Mike McCall of Newmark Knight Frank
Reiter Resources, Inc.	Accounting	Office	106 Corporate Park Drive	White Plains	Westchester	10604	RexCorp Realty L.L.C.	Jul-08	\$27.00 - \$28.00	New Lease	1,142		Patricia Valenti of Newmark Knight Frank	Joe Caruso & Laura Van Leuven of RexCorp Realty
Secret Service	Government Agency	Office	140 Grand Street	White Plains	Westchester	10601	SL Green Realty Corp.	Jul-08	\$33.00 - \$35.00					
My Publisher	Custom Photo-Books	Office	400 Columbus Avenue	Valhalla	Westchester	10595	Abbey Road Advisors LLC	Jul-08	\$26.50 + electric	New Lease	6,300		Direct	William Cuddy & Kevin McCarthy of CBRE
EQT Partners, Inc.	Financial Services	Office	1 North Lexington Avenue	White Plains	Westchester	10601	Alaska Permanent Fund (APFC)	Aug-08	\$45.00 + electric	New Lease	2,624		CBRE	William Cuddy of CBRE
Dr. Cavallo	Healthcare	Medical	244 Westchester Avenue	White Plains	Westchester	10604	ProMed Properties	Aug-08	\$33.00	Renewal	990		Glenn Walsh & Larry Ruggieri of Cushman & Wakefield	Glenn Walsh & Larry Ruggieri of Cushman & Wakefield
YSL Consulting, Inc.	Accounting & IT Consulting	Office	30 Glenn Street	White Plains	Westchester	10603	Glenn Street Associates	Aug-08		Sublease	2,200		Michael J. McCarthy of McCarthy Associates	
Con-Way Freight Inc.	Freight Transportation	Warehouse	6 Warehouse Lane	Elmsford	Westchester	10523	Mack-Cali Realty Corp.	Aug-08		Renewal	22,100	5 years		Mack-Cali Realty Corp.
Anesthesia Management Group Corp.	Healthcare	Office	118 North Bedford Road	Mount Kisco	Westchester	10549	Celestial Capital Group, Inc.	Aug-08	\$32.00 + electric	New Lease	7,895		Kevin McCarthy & Tim Donohue of CBRE	Cushman & Wakefield
Traub Lieberman Straus & Shrewsbury LLP	Law Firm	Office	7 Skyline Drive	Hawthorne	Westchester	10532	Mack-Cali Realty Corp.	Aug-08	\$28.00	Renewal	3,149		Direct	Devin Wakeford of CBRE
AON Physical Therapy & Wellness	Healthcare	Medical	244 Westchester Avenue	White Plains	Westchester	10604	ProMed Properties	Aug-08	\$33.00	Renewal	2,400		Glenn Walsh & Larry Ruggieri of Cushman & Wakefield	Glenn Walsh & Larry Ruggieri of Cushman & Wakefield
Expert Rehab	Physical Therapy	Medical	103 S. Bedford Road	Mount Kisco	Westchester	10549	Diamond Properties	Aug-08	\$35.00 + electric	New Lease	829		Direct	Mark Blandford of Diamond Properties
Maloof Browne & Egan, LLC	Financial Services	Office	411 Theodore Fremd Avenue	Rye	Westchester	10580	Willett Companies LLC	Aug-08	\$28.50	Renewal	2,200		Michael McCall, Brian Carcaterra & Stephen Banker of Newmark Knight Frank	
Target Corporation	Retail Chain	Warehouse	333 North Bedford Road	Mount Kisco	Westchester	10549	Diamond Properties	Aug-08		New Lease	27,475		Geoffrey Mackler of H&R Retail, Inc. and Decio Baio of Greiner-Maltz Company	Mark Blandford of Diamond Properties
National Government Services	Government Agency	Office	50 Broadway	Hawthorne	Westchester	10532	Diamond Properties	Aug-08	\$24.00 + utilities	New Lease	4,330		Michael Smith of CRESA Partners	Mark Blandford of Diamond Properties Relocation into Westchester County
E2V Technologies, Inc.	Electronic tube, sensor and semiconductor manufacturer	Office	520 White Plains Road	Tarrytown	Westchester	10591	SL Green Realty Corp.	Aug-08		New Lease	11,642			Patricia Valenti, Hilarie Siles & Michael McCall of Newmark Knight Frank

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Stanley Meisinger	Accounting	Office	50 Main Street	White Plains	Westchester	10601	Mack-Cali Realty Corp.	Aug-08	\$38.00 - \$40.00	Renewal	3,185		Patricia Valenti of Newmark Knight Frank	
Eckert Seamans Cherin & Mellott, LLC	Law Firm	Office	10 Bank Street	White Plains	Westchester	10606	W&M Properties of CT, Inc.	Sep-08	\$42.00	Renewal & Expansion	4,752		Christopher O'Callaghan & Matthew Lisk of Cushman & Wakefield	Jeffrey Newman & Kim Zaccagnino of W&M Properties Expanded from 2,835 SF
Freshford Capital Management L.L.C.	Hedge Fund	Office	10 Bank Street	White Plains	Westchester	10606	W&M Properties of CT, Inc.	Sep-08	\$42.00	New Lease	3,380	5 years	Paul Kauffman & Matthew Lisk of Cushman & Wakefield	Jeffrey Newman & Kim Zaccagnino of W&M Properties
Riviera Farms LLC	Produce Processing	Manufacturing/Warehouse	20 Governor Drive	Newburgh	Orange	12550	Bergy Management	Sep-08	\$5.00 gross	Sublease	23,345	4 years	Irene MacPherson & Guy Blake of Pyramid Brokerage	
Cystic Fibrosis Foundation	Non-Profit	Office	2975 Westchester Avenue	Purchase	Westchester	10577	RPW Group	Sep-08	\$27.00	New Lease	1,752		Glenn Walsh & Larry Ruggieri of Cushman & Wakefield	Glenn Walsh & Larry Ruggieri of Cushman & Wakefield
Amalgamated Life Insurance Cos.	Insurance	Office	333 Westchester Avenue	White Plains	Westchester	10605	Cohen Brothers Realty Corporation	Sep-08		New Lease	132,000	15 years	Herb Goldberg of Edward Warren & Co.	David Nevins of Cohen Brothers Realty Corp. Relocation from NYC
JGB Health Facilities		Office	4 Executive Plaza	Yonkers	Westchester		Mack-Cali Realty Corp.	Sep-08		New Lease	12,010			Mack-Cali Realty Corp. New Lease
CoKinetics	Software	Office	44 South Broadway	White Plains	Westchester	10601	Beacon Capital Partners, Inc.	Sep-08	\$33.00 + electric	Renewal	5,686		Greg Frisoli & Matthew Lisk of Cushman & Wakefield	Greg Frisoli & Matthew Lisk of Cushman & Wakefield
Fentin and Goldman LLP	Law Firm	Office	44 South Broadway	White Plains	Westchester	10601	Beacon Capital Partners, Inc.	Sep-08	\$33.00 + electric	Renewal	9,719		Greg Frisoli & Matthew Lisk of Cushman & Wakefield	Greg Frisoli & Matthew Lisk of Cushman & Wakefield
New Edge Group	Brokerage services	Office	44 South Broadway	White Plains	Westchester	10601	Beacon Capital Partners, Inc.	Sep-08	\$33.00 + electric	Renewal & Expansion	17,728		Barry Zeller of Cushman & Wakefield	Greg Frisoli & Matthew Lisk of Cushman & Wakefield Expanded from 8,647 SF
Ocean Connect	Energy related brokerage services	Office	44 South Broadway	White Plains	Westchester	10601	Beacon Capital Partners, Inc.	Sep-08	\$33.00 + electric	Renewal & Expansion	3,958		Christopher O'Callaghan & Larry Ruggieri of Cushman & Wakefield	Greg Frisoli & Matthew Lisk of Cushman & Wakefield Expanded from 3,000 SF
Trans-Continental Credit & Collection Corp.	Debt Collection	Office	44 South Broadway	White Plains	Westchester	10601	Beacon Capital Partners, Inc.	Sep-08	\$33.00 + electric	Renewal	8,974		John Hannigan of Choyce Peterson	Greg Frisoli & Matthew Lisk of Cushman & Wakefield
HQ Global Workplaces LLC	Office Suites	Office	50 Main Street	White Plains	Westchester	10601	Mack-Cali Realty Corp.	Sep-08	\$38.00 - \$40.00 + electric	Renewal	22,064			Mack-Cali Realty Corp. Renewal of existing space.
Mount Kisco Medical Group	Healthcare	Office	500 Bedford Road	Chappaqua	Westchester	10570	Greenfield Partners, LLC / Summit Development, LLC	Sep-08	\$29.00	New Lease	20,000		Greg Frisoli & Matthew Lisk of Cushman & Wakefield	Greg Frisoli & Matthew Lisk of Cushman & Wakefield
C.H.O. Enterprises Inc.	Financial Management	Office	500 Mamaroneck Avenue	Harrison	Westchester	10528	W&M Properties of CT, Inc.	Sep-08		Renewal	1,538	5 years Direct		Jeffrey Newman & Kim Zaccagnino of W&M Properties Renewed a year ahead of its scheduled lease expiration

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Fiber Media	Data Management	Office	600 Bedford Road	Chappaqua	Westchester	10570	Greenfield Partners, LLC / Summit Development, LLC	Sep-08	\$29.00	New Lease	34,646	10 years	Audrey Novoa of Murray Hill Properties	Greg Frisoli, Jim Fagan & Matthew Lisk of Cushman & Wakefield	New to the Hudson Valley
Mosaic Dynamic Solutions LLC	Electronic Security	Distribution/Office	617 Little Britain Road	New Windsor	Orange	12553	Quality Carton	Sep-08		New Lease	12,000	2 years	Eli Cohen of Eli Cohen Real Estate	Eli Cohen of Eli Cohen Real Estate	
Westchester Medical Group	Medical	Office	688 White Plains Road	Scarsdale	Westchester	10583	Vernon Hills Shopping Center	Sep-08	\$42.00	Renewal	10,500		Greg Frisoli & Matthew Lisk of Cushman & Wakefield	Greg Frisoli & Matthew Lisk of Cushman & Wakefield	
TBP Advisors, Ltd.	Financial Services	Office	287 Bowman Avenue	Purchase	Westchester	10577	FMB Asset Management	Sep-08	\$32.00 + electric	New Lease	755		Al Gutierrez & Ian Ceppos of CBRE	William Cuddy of CBRE	
NYS Office of the Medicaid Inspector General	Government Agency	Office	445 Hamilton Avenue	White Plains	Westchester	10601	Heyman Properties	Sep-08	\$35.00	Expansion	2,700		USI Companies Inc.	Glenn Walsh & Larry Ruggieri of Cushman & Wakefield	Tenant occupies another +/-12,000 SF at the building
Delta Environmentals	Environmental Consultants	Office	500 Summit Lake Drive	Valhalla	Westchester	10595	SL Green Realty Corp.	Sep-08	\$27.00	New Lease	5,748			Al Gutierrez, Frank Tomasulo & Ian Ceppos of CBRE	
Mid-Island Electric Supply	Wholesale commercial electric supply	Flex	700 Corporate Boulevard	Newburgh	Orange	12550	National Realty & Development Corp.	Sep-08		New Lease	7,400		Century 21 Anarumo Zoar	John Lavelle of RJ Smith Realty	Tenant expanded and relocated from within Newburgh
A I Holdings, Inc.	Financial Services	Office	711 Westchester Avenue	White Plains	Westchester	10604	RexCorp Realty L.L.C.	Sep-08	\$28.50	New Lease	5,565		Michael McCall of Newmark Knight Frank	Joe Caruso & Laura Van Leuven of RexCorp Realty	
McInerney Financial LLC	Financial Services	Office	580 White Plains Road	Tarrytown	Westchester	10591	RexCorp Realty L.L.C.	Sep-08	\$26.00	New Lease	1,805		Direct	Patricia Valenti, Hilarie Siles & Michael McCall of Newmark Knight Frank	
Paul C. Rizzo Associates, Inc.	Insurance	Office	580 White Plains Road	Tarrytown	Westchester	10591	RexCorp Realty L.L.C.	Sep-08	\$26.00 + electric	New Lease	2,356			Patricia Valenti, Hilarie Siles & Mike McCall of Newmark Knight Frank	
Prima Capital Advisors, LLC	Financial Services	Office	2 Overhill Road	Scarsdale	Westchester	10583	Celestial Capital Group, Inc.	Sep-08	\$41.00	Renewal	2,125		Noel Flagg, Gil Ohls, James Ritman, Paul Gojkovich & Jamie Coffin of Newmark Knight Frank		
AllShows.com	Entertainment	Office	22 Elm Place	Rye	Westchester	10580	22 Elm Place Management LLC	Sep-08	\$31.00	Sublease	4,100		Patricia Valenti & Hilarie Siles of Newmark Knight Frank	Patricia Valenti & Hilarie Siles of Newmark Knight Frank	

HUDSON VALLEY SALE TRANSACTIONS - 3RD QUARTER 2008



Owner Information:			Building Information:				Sale Information:								
Buyer	Business Type	Space Use	Street Address	City	County	Zip Code	Seller:	Date of Transaction	Actual Contract Price	Price per SF/Unit	Square Feet	Acres	Seller Rep	Buyer Rep	Additional Notes & Comments:
DAN-NIC-CAR, LLC	Investor/User	Warehouse/Production	210 Cottage Street	Poughkeepsie	Dutchess	12601	Standex International	Jul-08	\$501,000	\$7.27	68,923	8.26	Don Noland of CBRE	Ashmore Realty	
Premier Storage Solutions	Storage	Warehouse	320 Washington Street	Mount Vernon	Westchester	10553	Oun Premier Storage Solutions	Jul-08	\$4,200,000	\$49.11	85,528	1.16	Peter Cokin of NAI Friedland Realty	Peter Cokin of NAI Friedland Realty	
Benerofe Properties Corp.	Real Estate Investment	Flex	220-230 Ferris Avenue	White Plains	Westchester	10603	Undisclosed Florida Resident	Sep-08	\$3,862,500	\$80.47	48,000		Peter Cokin of NAI Friedland Realty	Peter Cokin of NAI Friedland Realty	
KRL Properties, LLC	Investor	Office	1 Byram Place	Armonk	Westchester		GHP Office Realty	Sep-08					Jamie Schwartz of GHP Office Realty	Howard Greenberg of Howard Properties, Ltd.	
GlobeOp Financial Services S.A.	Financial technology services firm	Data Center	1565 Front Street	Yorktown Heights	Westchester	10598	Princeton International Properties Corp.	Sep-08	\$5,500,000	\$67.99	80,900		Al Mirin, Frank Tomasulo, Paul Hoffman, Silvia Pogosyan and Marilyn Santiago of CBRE	Direct with Client	Will move 70 employees from offices in Harrison to Yorktown
MAT Manufacturing	Importer and wholesaler of specialty plumbing parts	Warehouse	26 Gilbert Street	Monroe	Orange	10950	K&R Properties	Sep-08	\$890,000	\$175.65	5,067	1.5	Elisabeth Mansfield of Mansfield Commercial Real Estate	John Lavelle of RJ Smith Realty	Relocated from New Rochelle