

### **Glen Hills Bldg 3 – Low Rise Office Building - Release Notes**

The following information for 123 Main St, Huntington, New York, has been prepared utilizing third party CAD files.

The usable areas have been established following the BOMA 96 – “Standard Method for Measuring Floor Area in Office Buildings” guideline.



**PlanData Property Management Corp.**

**LOW RISE OFFICE BUILDING**

**OCCUPANCY & OPTIONS**

**OCTOBER 2016**

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**BOMA 96 Floor Breakdown Summary**

**Glen Hills Bldg 3**

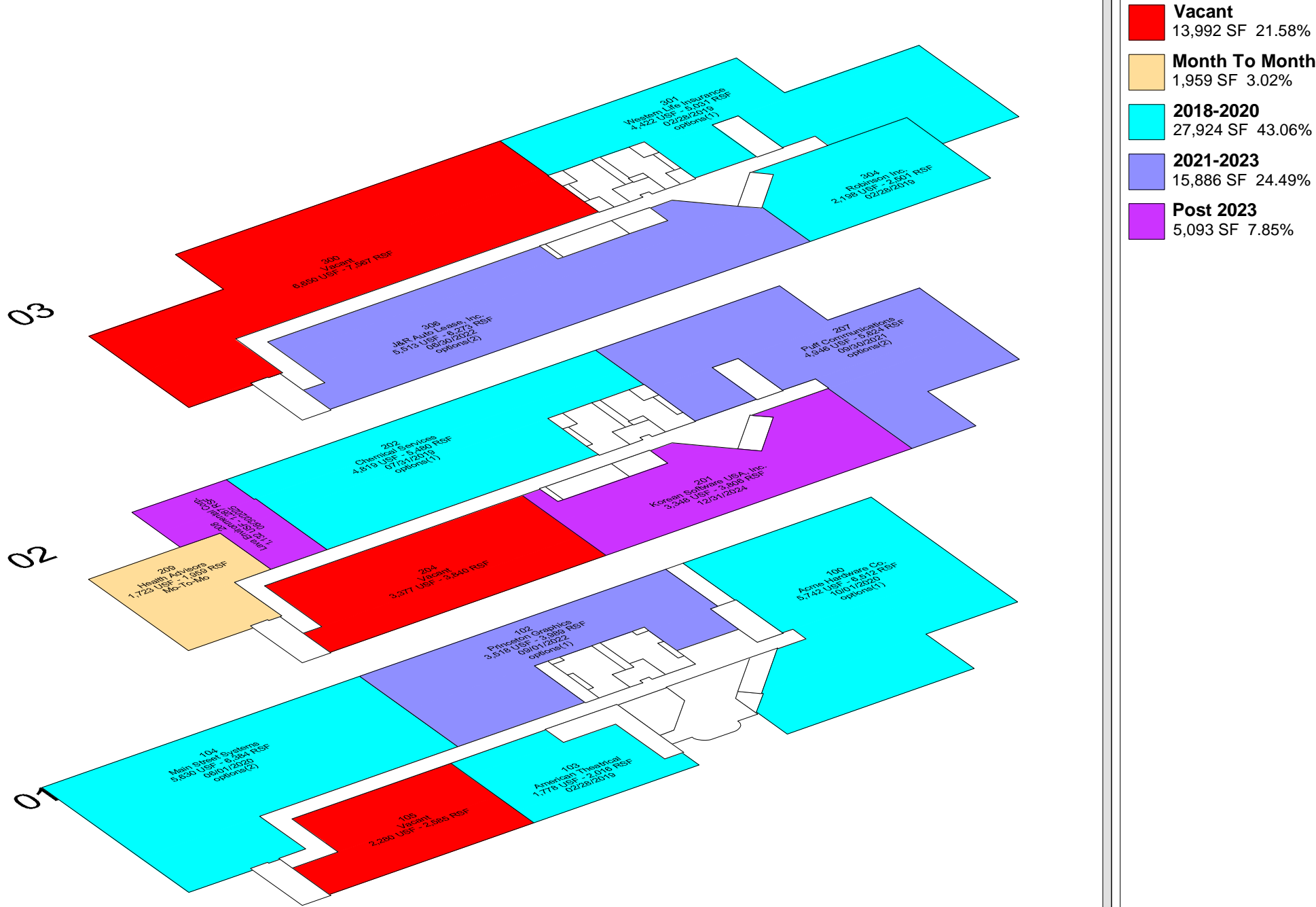
**Property Management Co**

**Year End Report**

Comments:

	(a)	(b)	(c=a-b)	(d)	(e)	(f=d+e+o)	(g=c-f)	(h=(c-o)/ (f-o))	(j=d*h)	(k=e*h)	(m=jT+kT/ jT)	(n=j*m)	(o)	(p=n+o)	(r=n/d)
<b>Flr</b>	<b>Gross Area</b>	<b>Vertical Pen</b>	<b>Floor Rentable</b>	<b>Usable Office Area</b>	<b>Usable Bldg Com</b>	<b>Floor Usable</b>	<b>Floor Com</b>	<b>Floor R/U</b>	<b>Basic Office Area</b>	<b>Basic Bldg Com</b>	<b>Bldg R/U</b>	<b>Rentable Office Area</b>	<b>Store Area</b>	<b>Total Rentable</b>	<b>Total Factor</b>
01	23,181	892	22,289	18,948	1,079	20,027	2,262	1.1130	21,088	1,201	1.0189	21,486	0	21,486	1.1340
02	22,389	800	21,588	19,345	0	19,345	2,243	1.1160	21,588	0	1.0189	21,996	0	21,996	1.1370
03	21,845	869	20,977	18,783	0	18,783	2,194	1.1168	20,977	0	1.0189	21,372	0	21,372	1.1379
	<b>67,415</b>	<b>2,561</b>	<b>64,854</b>	<b>57,076</b>	<b>1,079</b>	<b>58,155</b>	<b>6,699</b>	<b>1.1152</b>	<b>63,653</b>	<b>1,201</b>	<b>1.0189</b>	<b>64,854</b>	<b>0</b>	<b>64,854</b>	<b>1.1363</b>

# Glen Hills Bldg 3 - Lease Expiration



**Lease Expiration Report**  
**Property Management Co**

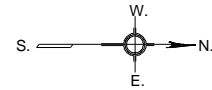
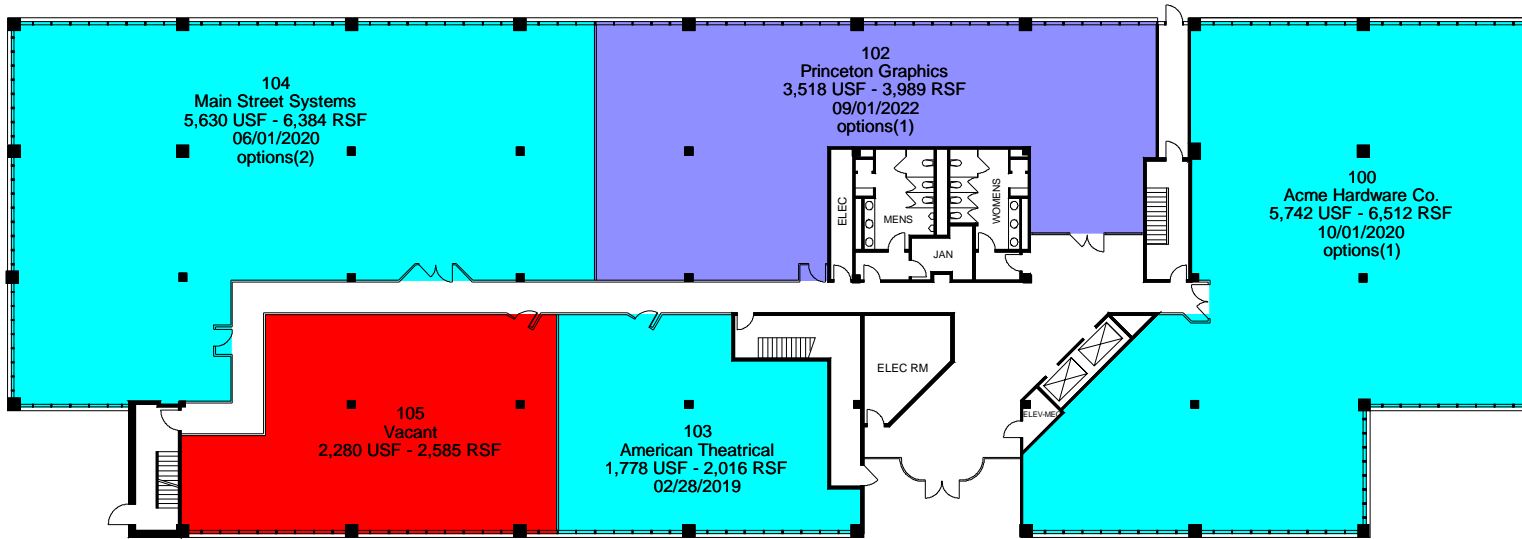
**Glen Hills Bldg 3**  
**Year End Report**

Comments:

<u>Suite</u>	<u>Tenant Name</u>	<u>End Date</u>	<u>Net Area</u>	<u>Rentable Area</u>	<u>Lease Area</u>	<u>Contact</u>
<b>Vacant</b>						
105	Vacant		2,280	2,585	2,280	
204	Vacant		3,377	3,840	3,377	
300	Vacant		6,650	7,567	6,650	
			<u>12,307</u>	<u>13,992</u>	<u>12,307</u>	
<b>Month To Month</b>						
209	Health Advisors	Mo-To-Mo	1,723	1,959	1,900	
			<u>1,723</u>	<u>1,959</u>	<u>1,900</u>	
<b>2018-2020</b>						
103	American Theatrical	02/28/2019	1,778	2,016	1,900	
304	Robinson Inc.	02/28/2019	2,198	2,501	2,400	
301	Western Life Insurance	02/28/2019	4,422	5,031	4,900	Fred Polerstock 744-330-5000
202	Chemical Services	07/31/2019	4,819	5,480	5,000	Barney Jones 201-567-1285
104	Main Street Systems	06/01/2020	5,630	6,384	6,200	Julie Smith 212-555-1234
100	Acme Hardware Co.	10/01/2020	5,742	6,512	6,350	Julie Malloy 312-482-5685
			<u>24,589</u>	<u>27,924</u>	<u>26,750</u>	
<b>2021-2023</b>						
207	Puff Communications	09/30/2021	4,946	5,624	5,500	
306	J&R Auto Lease, Inc.	06/30/2022	5,513	6,273	6,200	Beth Ferguson 212-444-1250
102	Princeton Graphics	09/01/2022	3,518	3,989	4,000	
			<u>13,977</u>	<u>15,886</u>	<u>15,700</u>	
<b>Post 2023</b>						
201	Korean Software USA, Inc.	12/31/2024	3,348	3,806	3,600	Starsky Ho 212-632-4512
208	Lava Environmental Corp.	06/30/2025	1,132	1,287	1,250	
			<u>4,480</u>	<u>5,093</u>	<u>4,850</u>	

# Lease Expiration

	<b>Vacant</b> 2,585 SF 12.03%
	<b>2018-2020</b> 14,912 SF 69.40%
	<b>2021-2023</b> 3,989 SF 18.57%



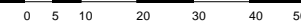
## Glen Hills III

Property Management Co.  
1205 Maple Ave, Suite 21 Northport, NY 11768



## Floor 1

Prepared by PlanData Systems Corp.  
1-631-427-9300



**Floor Details w/ Options Report****Glen Hills Bldg 3****Property Management Co****Year End Report****Glen Hills III - 1st Floor**

Comments:

**Current Floor Occupancy**

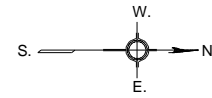
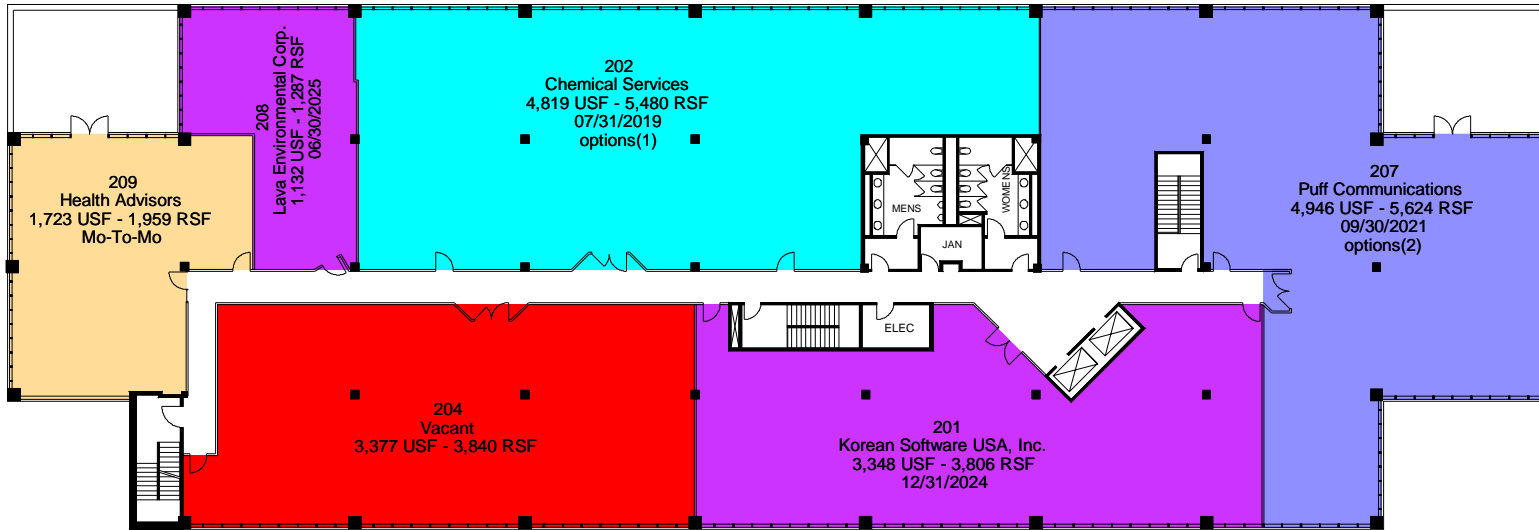
<u>Suite</u>	<u>Tenant Name</u>	<u>End Date</u>	<u>Net Area</u>	<u>Rentable Area</u>	<u>Lease Area</u>	<u>Contact</u>
100	Acme Hardware Co.	10/01/2020	5,742	6,512	6,350	Julie Malloy 312-482-5685
102	Princeton Graphics	09/01/2022	3,518	3,989	4,000	Walter Schuller
103	American Theatrical	02/28/2019	1,778	2,016	1,900	James Wood
104	Main Street Systems	06/01/2020	5,630	6,384	6,200	Julie Smith 212-555-1234
105	Vacant		2,280	2,585	2,280	
			18,948	21,486	20,730	

**Options**

<u>Suite</u>	<u>Tenant Name</u>	<u>Type</u>	<u>Description</u>
100	Acme Hardware Co.	Cancellation	Tenant may terminate the lease with penalty of \$200,000.
102	Princeton Graphics	Renewal	3 Year renewal at 95% FMV
104	Main Street Systems	Renewal	1 3 year renewal with 12 months notice, rent to be - yr 1 22.00/sf, y2 23.00/sf, yr 3 24.00/sf. No TI on renewal.
104	Princeton Graphics	ROFO	Tenant has 10 days to accept or reject offer. Rent at higher of Current Market Rent or \$24.00/sf

# Lease Expiration

	<b>Vacant</b> 3,840 SF 17.46%
	<b>Month To Month</b> 1,959 SF 8.91%
	<b>2018-2020</b> 5,480 SF 24.91%
	<b>2021-2023</b> 5,624 SF 25.57%
	<b>Post 2023</b> 5,093 SF 23.16%



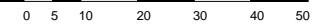
## Glen Hills III

Property Management Co.  
1205 Maple Ave, Suite 21 Northport, NY 11768



## Floor 2

Prepared by PlanData Systems Corp.  
1-631-427-9300



**Floor Details w/ Options Report****Glen Hills Bldg 3****Property Management Co****Year End Report****Glen Hills III - 2nd Floor**

Comments:

**Current Floor Occupancy**

<u>Suite</u>	<u>Tenant Name</u>	<u>End Date</u>	<u>Net Area</u>	<u>Rentable Area</u>	<u>Lease Area</u>	<u>Contact</u>
201	Korean Software USA, Inc.	12/31/2024	3,348	3,806	3,600	Starsky Ho 212-632-4512
202	Chemical Services	07/31/2019	4,819	5,480	5,000	Barney Jones 201-567-1285
204	Vacant		3,377	3,840	3,377	
207	Puff Communications	09/30/2021	4,946	5,624	5,500	Sandra Nelson
208	Lava Environmental Corp.	06/30/2025	1,132	1,287	1,250	John Chow
209	Health Advisors	Mo-To-Mo	1,723	1,959	1,900	Dr Thomas Anderson
			19,345	21,996	20,627	

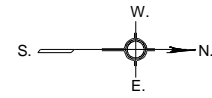
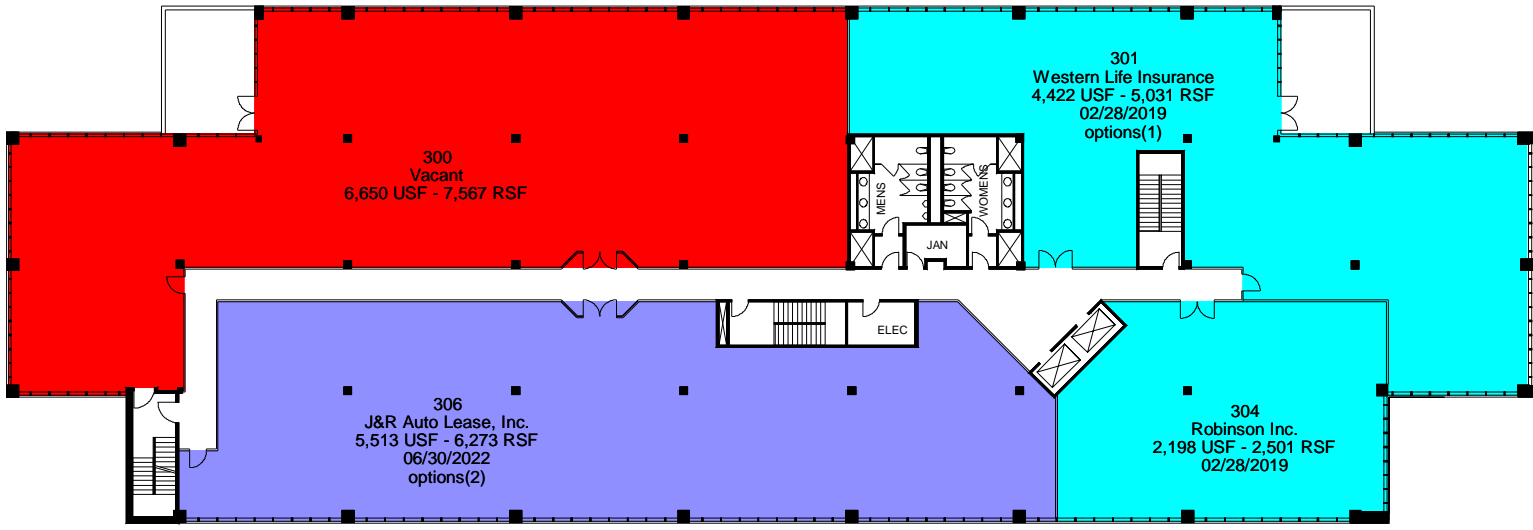
**Options**

<u>Suite</u>	<u>Tenant Name</u>	<u>Type</u>	<u>Description</u>
202	Chemical Services	Cancellation	Tenant can terminate any time w/ 6 months notice. Termination fee = \$1000 x mos. remaining
207	Puff Communications	Cancellation	Tenant can terminate any time after 1/1/2016 with 3 mos. notice. No penalty.
207	Puff Communications	Renewal	1 5-yr renewal with 6 months notice, rent at FMV



# Lease Expiration

	<b>Vacant</b> 7,567 SF 35.41%
	<b>2018-2020</b> 7,532 SF 35.24%
	<b>2021-2023</b> 6,273 SF 29.35%



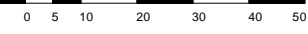
## Glen Hills III

Property Management Co.  
1205 Maple Ave, Suite 21 Northport, NY 11768



## Floor 3

Prepared by PlanData Systems Corp.  
1-800-757-BLDG



**Floor Details w/ Options Report****Glen Hills Bldg 3****Property Management Co****Year End Report****Glen Hills III - 3rd Floor**

Comments:

**Current Floor Occupancy**

<u>Suite</u>	<u>Tenant Name</u>	<u>End Date</u>	<u>Net Area</u>	<u>Rentable Area</u>	<u>Lease Area</u>	<u>Contact</u>
300	Vacant		6,650	7,567	6,650	
301	Western Life Insurance	02/28/2019	4,422	5,031	4,900	Fred Polerstock 744-330-5000
304	Robinson Inc.	02/28/2019	2,198	2,501	2,400	Pat Robinson
306	J&R Auto Lease, Inc.	06/30/2022	5,513	6,273	6,200	Beth Ferguson 212-444-1250
			18,783	21,372	20,150	

**Options**

<u>Suite</u>	<u>Tenant Name</u>	<u>Type</u>	<u>Description</u>
301	Western Life Insurance	Renewal	5 Year renewal at 95% FMV
306	J&R Auto Lease, Inc.	Cancellation	Tenant can terminate w/ 9 mos notice (not before 1/1/2016). Termination fee = \$10,000 x mos. Remaining
306	J&R Auto Lease, Inc.	Renewal	2 5-yr renewal options w/ 9 months written notice. Rate will be the higher of FMV and \$32/SF.