

HUDSON VALLEY REAL ESTATE TRANSACTION TRACKER

3RD & 4TH QUARTERS 2010

Highlights from the 2nd Half of 2010....

The second half of 2010 had some significant and newsworthy transactions take place. Some of those transactions are highlighted inside this issue including ContraFect moving to Yonkers, Life Medical Technologies moving to East Fishkill and Hunter Douglas moving to Pearl River. Below are some additional highlights worth noting:

- **Sabra Dipping Co. LLC**, will move its corporate headquarters to space in White Plains when it closes its Quee operations in the spring of 2011. The company has subleased approximately 31,400 square feet at 777 Westchester Avenue at The Exchar
- **Takasago International**, a Tokyo-based company specializing in flavors and fragrances, purchased the 130,000 square foot building at 114 Commerce Drive in Harriman for \$7.9 million or about \$561 per square foot.
- **We Recycle! LLC**, leased a 22,000 S receiving warehouse for discarded electronics equipment and components at 518 Franklin Avenue in Mount Vernon. This lease expands their presence as they already have a 56,600 square foot shredding and sorting plant and headquarters a short distance away on Sanford Boulevard.



Inside This Issue:

- ContraFect joins NY BioHud Valley at ipark on Hudson in Yonkers
- What is NY BioHud Valley?
- Featured Property: Pharmaceutical Manufacturing Facility in Camel
- High-Tech Startup takes space at HV Research Park
- Hunter Douglas moves to Rockland
- 3rd & 4th Quarter Lease & Sales Transactions

HVEDC's Current Inventory:

- 163 Total Properties
 - 10,294,867 SF
 - 1,365 Acres

HVEDC markets commercial properties in the 7 county region consisting of Westchester, Putnam, Dutchess, Rockland, Orange, Ulster & Sullivan.



ContraFect Joins NY BioHud Valley with Lease at i.park Hudson in Yonkers

ContraFect Corporation, a biotechnology company pioneering the use of Monoclonal Antibodies and Lysins to treat life-threatening infectious diseases, is moving to NY BioHud Valley at i.park Hudson in Yonkers. The company signed a fifteen year lease in December and has already begun construction on its headquarters which will house laboratories, specialized automated facilities for drug discovery, and corporate offices.

The company is initially building 15,000 SF of the 60,000 SF that it rents and holds under option. The facility will initially house up to 60 employees with plans to expand to up to 200.

ContraFect will be sharing a building with another biotech company, Aureon Biosciences, clearly putting i.park Hudson on the map for biotechnology companies seeking space in our region. ContraFect's CEO and Chairman of the Board said, "Our facility

provides easy access to our current collaborators and other members of the scientific community in New York City as well as to the growing biotech community in Westchester County."

Joe Cotter, President of i.park, said of the recent transaction, "Considering the importance of bringing ContraFect to i.park, we co-invested side-by-side with the company in its new facility. We believe that ContraFect adds to Westchester County becoming the site for emerging Biotechnology companies."

For more information on ContraFect visit www.contrafect.com.



i.park Hudson at 28 Wells Avenue, Yonkers

For more information on i.park Hudson visit www.ipark2000.com/hudson.html.



MISSION STATEMENT:

Hudson Valley Economic Development Corporation recognizes the growing cluster of biotech/ pharmaceutical/life science companies located in the Hudson Valley region. Together with our partners at the County, State and Federal levels, our efforts are designed to provide an environment allowing these businesses to expand while also attracting new businesses into the region.

Our initiative will include a continued aggressive external marketing campaign that includes branding this fast-growing cluster in the Hudson Valley Region. This branding will be available to all our partners including

county and state agencies, property owners and developers and businesses within the cluster. The branding will help solidify the Hudson Valley as the epicenter of biotech and innovation.

In addition we will help to create a pro-business advocacy campaign designed to reduce legislative burdens, foster collaboration among our biotech/ pharmaceutical/life science companies and educational institutions and assist companies with access to venture capital.

Featured Property: 1033 Stonleigh Avenue, Carmel Pharmaceutical Manufacturing Facility

This building presents a new opportunity that has just been put on the market in the heart of NY BioHud Valley, New York's epicenter for the biotechnology, pharmaceutical and life science industries.

This 111,450 SF former pharmaceutical production facility was constructed in 1986 and sits on 25.75 acres offering open space and a scenic rural setting in Putnam County. The building offers an ideal opportunity for a biotech/pharmaceutical company with a retrofit flexibility for a diverse range of product demand uses.



Aerial view of 1033 Stonleigh Avenue

The facility's space is broken out as follows:

- 25,734 SF Manufacturing Space
- 10,710 SF Lab Space
- 17,919 SF Office Space
- 45,482 SF Warehouse/ Staging/Shipping Space
- 1,000 SF Clean Room WH
- 1,075 SF Pharmacy Space
- 2,296 SF Mezzanine Storage
- 2,600 SF Cafeteria



Lab Space at 1033 Stonleigh Avenue

KEEP US POSTED ON YOUR DEALS!

With the aim of tracking all commercial and industrial transactions on a regional basis, the *Hudson Valley Real Estate Transaction Tracker* is only as good as the deals we know about.

Please keep us up-to-date by submitting your transactions using the forms on the home page of our website www.hvedc.com or by e-mailing Marissa Brett at mbrett@hvedc.com with the specifics once you close a deal. We can only be the "single source" for all Hudson Valley transactions — and a powerful tool for you to use — with your support.

The building has 18'4" clear ceilings in the warehouse and 17' clear in the clean warehouse. There are 4 loading docs, 2 with levelers. Zoning for the site is "Commerce/Business Park" and it is an ideal site for generic pill manufacturers. In its last year of production (2007) this facility produced over 5 billion does.

The site is being marketed for sale by Cushman & Wakefield / Pyramid Brokerage Company. The asking price is \$5,639,370 (\$50.60/SF). To view a video clip about the property visit: www.youtube.com/watch?v=4eUL6he9DaU



Production Space at 1033 Stonleigh Avenue

[watch?v=4eUL6he9DaU](http://www.youtube.com/watch?v=4eUL6he9DaU)

Hudson Valley Lease Transactions - 3rd & 4th Quarters 2010

Tenant Information:			Building / Site 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	Tenant Rep		Owner Rep
Americas Pen Collection, Inc.	Consumer Products	Office	1 North Lexington Avenue	White Plains	Westchester	10601	Alaska Permanent Fund (APFC)	Jul-10		Sublease	1,739	Steven Westreich of Newmark Knight Frank	Piccini of Jones Lang LaSalle	
B & B Westchester, Inc.	Insurance	Office	555 Taxter Road	Elmsford	Westchester	10523	Mack-Cali	Jul-10		New Lease	3,782	Howard Greenberg	Ivan Abry	
Cumulus Media Inc.	Advertising	Office	1 Spring Square Park	Newburgh	Orange	12550	Windsor Hill Realty	Jul-10	\$20.00 Gross	New Lease	1,200	Jay Mekeel of John J. Lease Realtors	Richard Lease of John J. Lease Realtors	
Michael Bobbins	Food Manufacturer	Manufacturing/ Warehouse	827 Route 52	Montgomery	Orange	12549	Van Nordstrom, Inc.	Jul-10		New Lease	7,200	R.J. Smith	Richard of John J. Lease Realtors	
NuCO2	Bottled CO2	Warehouse	26 Racquet Road	Newburgh	Orange	12550	Racquet Road Business Plaza	Jul-10	\$12.00 Modified Gross	New Lease	2,000	Bryan Lewis of John J. Lease Realtors	Jeff Lease of John J. Lease Realtors	New to Orange County. Distributes CO2 to restaurants for soda & hospitals for medical purposes.
OrthoNet, LLC	Orthopedic Specialty Benefit Management Company	Office	1311 Mamaroneck Avenue	White Plains	Westchester	10605	CAF Westchester	Jul-10		Sublease	13,682		Austin Corporate Properties	
Westchester Medical Group	Healthcare	Medical	2700 Westchester Avenue	Purchase	Westchester	10577	Normandy Real Estate Partners	Jul-10		Expansion	8,529	Frank Tomasulo of CBRE	Brian Carcaterra, Mike McCall, Peter Hansen & Dan Denihan of Newmark Knight Frank	
Prospect Mortgage, LLC	Financial Services	Office	711 Westchester Avenue	White Plains	Westchester	10604	Normandy Real Estate Partners	Jul-10		New Lease	6,033	Steven Westreich of Newmark Knight Frank	Ritman of Newmark Knight Frank	
ASML	Lithography systems for the semiconductor industry	Office	60 Merritt Boulevard	Fishkill	Dutchess	12524	Thylan Associates	Jul-10		New Lease	14,000		Chuck Genck of Thylan Associates	Expansion in Dutchess County.
Rephauh Health Psychology	Psychological Services	Office	825 Route 211 East	Middletown	Orange	10940	Henry Sobo	Jul-10	\$10.42 Modified Gross	New Lease	2,303	Judy Pagano of John J. Lease Realtors	Judy Pagano of John J. Lease Realtors	
Cardinal McCloskey Services	Social Services	Office	115 Stevens Avenue	Valhalla	Westchester	10596	SL Green Realty Corp.	Aug-10	\$23.00 + electric	New Lease	18,000			
IPX	Real Estate	Office	84 Business Park Drive	Armonk	Westchester	10504	Lashins	Aug-10		New Lease	1,382	Jon Marwell of Howard Properties	Ken Harbour of Harbour Commercial Realty	
Pannone Lopes Etal	Law Firm	Office	81 Main Street	White Plains	Westchester	10601	The Winter Organization	Aug-10	\$32.00 + electric	New Lease	2,434	Phil Luria of Austin Corporate Properties	Patricia Valenti of Newmark Knight Frank	
Raynet Technologies	Business Technology Services	Office	120 White Plains Road	Tarrytown	Westchester	10591	Reckson 120 White Plains Road LLC	Aug-10		New Lease	10,600			
Reliance Standard Life Insurance Company	Life Insurance	Office	7 Skyline Drive	Hawthorne	Westchester		Mack-Cali Realty Corp.	Aug-10		New Lease	19,401		Mack-Cali Realty Corp.	New lease included a renewal of 16,302 SF and a five year expansion of 3,099 SF.
UTC Fire & Security Corp.	Fire safety and security solutions	Warehouse	6 Skyline Drive	Hawthorne	Westchester		Mack-Cali Realty Corp.	Aug-10		New Lease	15,246		Mack-Cali Realty Corp.	
Valara Capital Management	Financial Services	Office	108 Corporate Park Drive	White Plains	Westchester	10604	Normandy Real Estate Partners	Aug-10		Renewal	1,335	Direct	Brian Carcaterra, Peter Hansen & Dan Denihan of Newmark Knight Frank	
Westchester Plastic Surgery	Healthcare	Medical Office	440 Mamaroneck Avenue	Harrison	Westchester	10528	RPW Group	Aug-10	\$29.50 + electric	New Lease	17,000		Glenn Walsh & Larry Ruggieri of Cushman & Wakefield	
Waller & Fiorenza	Accountants	Office	100 Clearbrook Road	Elmsford	Westchester	10523	Mack-Cali Realty Corp.	Aug-10	\$22.00	Renewal	1,570	Ellen Benedek & Carl Silbergleit of NAI Friedland Realty	Mack-Cali Realty Corp.	
Hockerman Tortella & Wekstein LLP	Law Firm	Office	1 North Broadway	White Plains	Westchester	10601	Heyman Properties	Aug-10	\$41.50 + electric	Renewal	3,423	Patricia Valenti of Newmark Knight Frank	Jones Lang LaSalle	
March of Dimes	Non-Profit	Office	580 White Plains Road	Tarrytown	Westchester	10591	RXR Realty Corp.	Aug-10	\$24.00 + electric	Renewal	2,639	Patricia Valenti of Newmark Knight Frank	Joel Cardillo of RXR Realty Corp.	
Arrow Partners	Investment Consulting	Office	3010 Westchester Avenue	Purchase	Westchester	10577	Simone Development Company	Aug-10	\$28.00 + electric	Renewal	1,800	Mike McCall, Gil Ohls & Paul Gojkovich of Newmark Knight Frank	Greg Frisoli of Cushman & Wakefield	
Sabacute Network, LLC	Healthcare	Office	2500 Westchester Avenue	Purchase	Westchester	10577	Normandy Real Estate Partners	Aug-10		Expansion	289	Mike McCall of Newmark Knight Frank	Brian Carcaterra of Newmark Knight Frank	

Hudson Valley Lease Transactions - 3rd & 4th Quarters 2010

Tenant Information:			Building / Site Information:					Lease Information:						
Tenant	Business Type	Space Use	Street Address	City	County	Zip Code	Owner	Date Transaction Recorded	Asking Price	Lease Type	Square Feet	Tenant Rep	Owner Rep	Additional Notes & Comments:
Anderson Mulholland & Associates, Inc.	Engineers/Architects	Office	110 Corporate Park Drive	White Plains	Westchester	10604	Normandy Real Estate Partners	Aug-10		Renewal	3,982	Direct	Brian Carcaterra of Newmark Knight Frank	
Maxim Healthcare Services, Inc.	Healthcare	Office	777 Westchester Avenue	White Plains	Westchester	10604	Normandy Real Estate Partners	Aug-10		New Lease	3,902	Direct	Brian Carcaterra of Newmark Knight Frank	
Search for Change	Social Services	Office	115 Stevens Avenue	Valhalla	Westchester	10595	SL Green Realty Corp.	Aug-10	\$23.00 + electric	New Lease	8,533	Mike McCall of Newmark Knight Frank	Al Gutierrez & Ian Ceppos of CBRE	
Pannone, Lopes, Devereaux, Twest	Law Firm	Office	81 Main Street	White Plains	Westchester	10601	The Winter Organization	Aug-10		New Lease	2,434	Phil Luria of Austin Corporate Properties	Patricia Valenti of Newmark Knight Frank	
Qcap Management	Financial Services	Office	2 Manhattanville Road	Purchase	Westchester	10577	George Comfort & Sons, Inc.	Aug-10		New Lease	2,285	Larry Ruggieri of Cushman & Wakefield	Steve Banker & Mike McCall of Newmark Knight Frank	
New Hampton Industries	Motorcycle Alarms	Manufacturer	26 Racquet Road	Newburgh	Orange	12550	Racquet Road Business Plaza	Sep-10	\$12.00 Modified Gross	New Lease	2,000	Jeffrey Lease of John J. Lease Realtors	Jeffrey Lease of John J. Lease Realtors	Moved from Middletown to larger, cleaner, more modern facility close to I-84.
O'Connor Davies, Munns & Dobbins, LLP	Accountants	Office	500 Mamaroneck Avenue	Harrison	Westchester	10528	Malkin Properties	Sep-10		Renewal & Expansion	32,750	John McCarthy of McCarthy Associates	Malkin Properties	Extended lease, moved within building and expanded to a 32,500 SF space.
Orange Regional Medical Center (ORMC) - Administrative Office	Medical	Medical	75 Crystal Run Road	Middletown	Orange	10940	Westage Companies	Sep-10		New Lease	1,306	Mansfield Commercial Real Estate	Mansfield Commercial Real Estate	
Software Guidance & Assistance	Personnel	Office	200 White Plains Road	White Plains	Westchester	10591	Mack-Cali	Sep-10		New Lease	2,440	Jon Marwell of Howard Properties	Ivan Abery of Mack-Cali	
We Recycle! LLC	Electronics Equipment Recycler	Warehouse	518 Franklin Avenue	Mount Vernon	Westchester	10550	Simone Development Co.	Sep-10		New Lease	22,000	Direct	Patricia Simone of Simone Development Co.	Expansion facility for a receiving warehouse
PNC Bank	Financial Services	Office	2 Gannett Drive	White Plains	Westchester	10604	Heritage Realty Services, LLC	Sep-10		New Lease	3,028	Mike McCall & John Goodkind of Newmark Knight Frank	George Constantin of Heritage Realty Services	
AJ Coppola Architectural PC	Architect	Office	6 Old North Plank Road	Newburgh	Orange	12550	NFM LLC	Sep-10	\$18.46 Modified Gross	New Lease	1,300	John J. Lease Realtors	Art Fowler of John J. Lease Realtors	Art Fowler
Oxman Tulis Kirkpatrick Whyatt & Geiger	Law Firm	Office	120 Bloomingdale Road	White Plains	Westchester	10605	Core Plus Properties	Sep-10		Renewal	10,443	Direct	Patricia Valenti & John Goodkind of Newmark Knight Frank	
Hitachi Metals America, Ltd.	Castings, Steel-related Products, Magnetic Products and Electronic Materials	Office	701 Westchester Avenue	White Plains	Westchester	10604	Normandy Real Estate Partners	Sep-10		Sublease	3,543	Phil Luria of Austin Corporate Properties	Ben Mohr of Byram Wood	Sublease Deal.
Life Medical Technologies	Medical Imaging Device Manufacturer	Manufacturing	2070 Route 52 - Building 320	Hopewell Junction	Dutchess	12533	IBM, Corp.	Sep-10		New Lease	15,000	Direct	IBM, Corp.	Start-up company will begin production starting by early 2011. Incentives were provided by ESDC and Central Hudson.
AMR Capital Trading	Financial Services	Office	245 Main Street	White Plains	Westchester	10601	Caspi Development Co.	Oct-10	\$24.00 + electric	Extension	2,600	Brian Carcaterra of Newmark Knight Frank	Joshua Caspi of Caspi Development	
Brandon Oot Associates	Telemarketing	Office	217 Route 17K	Newburgh	Orange	12550	C.C. Associates LLC	Oct-10	\$12.00	New Lease	2,000	Bob Holmes of John J. Lease Realtors	John J. Lease Realtors	
Heckler & O'Keefe	Accountants	Office	80 Business Park Drive	Armonk	Westchester	10604	Lashins	Oct-10		New Lease	2,672	Howard Greenberg and Jon Marwell of Howard Properties	Ken Harbour of Harbour Commercial	
Michael Kors (USA) Inc.	Fashion Designer	Warehouse	37 Elkay Drive	Chester	Orange	10918		Oct-10		New Lease	2,500	Mansfield Commercial Real Estate	Mansfield Commercial Real Estate	
New Vision Ministries	Religious	Office	5208 Route 9W	Newburgh	Orange	12550	Bill Stinson	Oct-10	\$4.58 Gross	New Lease	4,918	Bob Holmes of John J. Lease Realtors	Jay Mekeel of John J. Lease Realtors	
Palumbo Group	Engineering	Office	Gidney Avenue	Newburgh	Orange	12550	Silverman LLC	Oct-10		New Lease	1,200	Bob Holmes of	Bob Holmes of	

Hudson Valley Lease Transactions - 3rd & 4th Quarters 2010

Tenant Information:			Building / Site Information:					Lease Information:						
Tenant	Business Type	Space Use	Street Address	City	County	Zip Code	Owner	Date Transaction Recorded	Asking Price	Lease Type	Square Feet	Tenant Rep	Owner Rep	Additional Notes & Comments:
Rand, Rosenzweig, Radley & Gordon	Attorneys	Office	445 Hamilton Avenue	White Plains	Westchester	10601	Heyman	Oct-10		New Lease	3,083	Howard Greenberg of Howard Properties	Larry Ruggieri of Cushman & Wakefield	
Global Stone	Granite & Marble Fabrication	Warehouse	145 Saw Mill River Road	Yonkers	Westchester	10701	Benerofe Properties	Oct-10	\$8.50	New Lease	1,200	Steven Kornspun of NAI Friedland Realty	Steven Kornspun of NAI Friedland Realty	
NY Aquatic	Fish & Aquatic Supplies	Warehouse	145 Saw Mill River Road	Yonkers	Westchester	10701	Benerofe Properties	Oct-10	\$8.50	New Lease	1,586	Steven Kornspun of NAI Friedland Realty	Steven Kornspun of NAI Friedland Realty	
Storage	Storage	Warehouse	145 Saw Mill River Road	Yonkers	Westchester	10701	Benerofe Properties	Oct-10	\$8.50	New Lease	2,000	Steven Kornspun of NAI Friedland Realty	Steven Kornspun of NAI Friedland Realty	
Whiteing Turner Contracting Company	Construction	Office	707 Westchester Avenue	White Plains	Westchester	10604	Normandy Real Estate Partners	Oct-10		New Lease	4,284	Marc Jacobs and Nick DeLuca of Signature Group	Brian Carcaterra of Newmark Knight Frank	
Lotz Inc.	Building Maintenance Services	Warehouse	67 Grant Avenue	Harrison	Westchester	10528	67 Grant Avenue, Inc.	Oct-10	\$15.00	New Lease	5,400	Paul Moulins of Rakow Commercial Realty	Andy Grossman of NAI Friedland Realty	
L.M. Waterhouse & Co., Inc.	Financial Services	Office	220 White Plains Road	Tarrytown	Westchester	10591	Mack-Cali Realty	Oct-10		Renewal	2,040	Mike McCall of Newmark Knight Frank	Danielle Rollins of Mack-Cali Realty	
AHG of New York, Inc.	Pharmacy	Warehouse	500 Executive Boulevard	Elmsford	Westchester	10523	Mack-Cali Realty Corp.	Nov-10		Renewal	5,410	Kevin Langtry of CBRE	Mack-Cali Realty	
Baron & Laquidice, PC	Engineering & Environmental Scientists	Office	280 Broadway	Newburgh	Orange	12550	Real Management	Nov-10	\$14.00 NNN	New Lease	2,500	Brian McGorman of John J. Lease Realtors	Brian McGorman of John J. Lease Realtors	
Cavalry Portfolio Services, LLC	Financial Management	Office	500 Summit Lake Drive	Valhalla	Westchester	10595	SL Green Realty	Nov-10	\$25.00 + electric	Renewal	27,241	Paul Jacobs & Budd Wiesenberg of CBRE	Al Guitierrez, Ian Ceppos & Frank Tomasulo of CBRE	
Eckert, Seamans, Cherin & Mellot, LLC	Law Firm	Office	10 Bank Street	White Plains	Westchester	10601	Malkin Properties	Nov-10		New Lease	9,188		Malkin Properties	Expanding for the third time.
FitFlop USA, LLC	Fitness Apparel Brand	Office	10 Bank Street	White Plains	Westchester	10606	Malkin Properties	Nov-10		New Lease	6,593		Malkin Properties	London based company opening its first US office.
Geico	Insurance	Office	90 Crystal Run Road	Middletown	Orange	10941	Herbert Albert L.L.C.	Nov-10		New Lease	3,476			
Gerber Life Insurance	Insurance	Office	1311 Mamaroneck Avenue	White Plains	Westchester	10605	Casesar Fagone, CAF Westchester Avenue	Nov-10		New Lease	18,749	Al Gutierrez of CBRE	Newmark Knight Frank	
GlobalServe Computer Services	Procure, support and disposes of technology assets	Office	200 Summit Lake Drive	Valhalla	Westchester	10595	SL Green Realty	Nov-10		Renewal	7,225	Newmark Knight Frank	CBRE	
Marsh & McLennan Agency Group	Risk Management	Office	360 Hamilton Avenue	White Plains	Westchester	10601	SL Green Realty	Nov-10		New Lease	6,728	Al Gutierrez & Ian Ceppos of CBRE	SL Green Realty	
My Publisher	Custom Photo-Books	Office	400 Columbus Avenue	Valhalla	Westchester	10595	Abbey Road Advisors LLC	Nov-10		Renewal	6,081	Direct	William Cuddy & Kevin McCarthy of CBRE	
National Economic Research Associates, Inc.	Research Firm	Office	360 Hamilton Avenue	White Plains	Westchester	10601	SL Green Realty	Nov-10		New Lease	26,659	Al Gutierrez & Ian Ceppos of CBRE	SL Green Realty	
NYS Dept. of Education	Government Agency	Office	75 South Broadway	White Plains	Westchester	10601	South Broadway WP LLC	Nov-10	\$24.00 + electric	New Lease	6,381	USI	Patricia Valenti & Hilarie Siles of Newmark Knight Frank	
NYS Dept. of Housing	Government Agency	Office	75 South Broadway	White Plains	Westchester	10601	South Broadway WP LLC	Nov-10	\$24.00 + electric	New Lease	3,149	USI	Patricia Valenti & Hilarie Siles of Newmark Knight Frank	
Pasternak, Baum & Company Inc.	Agricultural Commodities Brokerage	Office	500 Mamaroneck Avenue	Harrison	Westchester	10528	Malkin Properties	Nov-10		Renewal & Expansion	10,002	David Block of CBRE	Malkin Properties	Grew their space by 11%.
PepsiCo Inc.	Beverage/Snack Distributor	Office	3 Skyline Drive	Hawthorne	Westchester	10532	Mack-Cali Realty Corp.	Nov-10		Renewal	38,792	Paul Jacobs of CBRE	Mack-Cali Realty	
Pine Brook Partners	Private Equity	Office	10 Bank Street	White Plains	Westchester	10601	Malkin Properties	Nov-10		New Lease	1,487	Howard Greenberg	Malkin Properties	Expansion office. Currently have space in NYC.
Reach Capital Management, LP	Equity Investment Firm	Office	500 Mamaroneck Avenue	Harrison	Westchester	10528	Malkin Properties	Nov-10		Renewal & Expansion	3,012		Malkin Properties	
Sabra Dipping Co. LLC	Hummus producer	Office	777 Westchester Avenue	White Plains	Westchester	10604	Normandy Real Estate Partners	Nov-10	\$25.00	Sublease	31,443	Kevin Langtry of CBRE	Greg Frisoli of Cushman & Wakefield	Company is subleasing the space that was vacated by Pernod Ricard USA.
US Renewables Group	Renewable Energy	Office	10 Bank Street	White Plains	Westchester	10601	Malkin Properties	Nov-10		Renewal	2,190		Malkin Properties	

Hudson Valley Lease Transactions - 3rd & 4th Quarters 2010

Tenant Information:			Building / Site 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	Tenant Rep		Owner Rep
Willoughby Capital Management	Financial Services	Office	10 Bank Street	White Plains	Westchester	10601	Malkin Properties	Nov-10		New Lease	3,072		Malkin Properties	Relocating from Scarsdale.
York International Agency	Risk Advisor	Office	500 Mamaroneck Avenue	Harrison	Westchester	10528	Malkin Properties	Nov-10		New Lease	11,745	Paul Jacobs of CBRE	Malkin Properties	Relocated from Yonkers
Terramar Sports Inc.	Sports Merchandising	Office	580 White Plains Road	Tarrytown	Westchester	10591	RXR Realty	Nov-10	\$24.00 + electric	Renewal	3,224	Mike McCall of Newmark Knight Frank	Joel Cardillo of RXR Realty	
Glam America's, Inc.	Coffee Trading	Office	777 Westchester Avenue	White Plains	Westchester	10604	Normandy Real Estate Partners	Nov-10		New Lease	2,716	Tim Donohue of CBRE	Brian Carcaterra of Newmark Knight Frank	
White Plains Commissary		Warehouse	2 Intervale Street	White Plains	Westchester	10603	Stephen Surace	Nov-10	\$12.85	New Lease	5,600	Andy Grossman of NAI Friedland Realty	Andy Grossman of NAI Friedland Realty	
Big Mack Storage Corp.	Storage	Warehouse	140 Saw Mill River Road	Yonkers	Westchester	10701	200 SMRR LLC	Nov-10	\$4.50	New Lease	18,000	Lawrence Talt Realty	Peter Cokin of NAI Friedland Realty	
Simply Create	Educational	Education Center	238 Main Street	New Paltz	Ulster	12561	Balantzian	Nov-10	\$81.00 Gross	New Lease	2,200	Bruna Rondinelli of John J. Lease Realtors	Bruna Rondinelli of John J. Lease Realtors	
Mid-Atlantic Waterproofing	Construction	Warehouse	6 Executive Boulevard	Yonkers	Westchester	10701	Mack-Cali Realty	Nov-10		Renewal	5,286	Patricia Valenti of Newmark Knight Frank	Jeff Warner of Mack-Cali Realty	
Complus Data Innovations	Data Services	Office	560 White Plains Road	Tarrytown	Westchester	10591	RexCorp Realty	Nov-10	\$24.00 + electric	Renewal	8,390	Mike McCall of Newmark Knight Frank	Joel Cardillo of RXR Realty	
Tri-Star Transport Corp.	School Bus Operator	Maintenance/Office	163 Brookside Farm Road	Newburgh	Orange	12550	Westport Management	Nov-10	\$13.00	New Lease	2,300	Art Fowler of John J. Lease Realtors	Art Fowler of John J. Lease Realtors	
LB Processing	Credit Card Processing	Office	287 Bowman Avenue	Purchase	Westchester	10577	Pheonix Capital Partners	Nov-10	\$26.50 + electric	New Lease	2,498	Daniel Denihan of Newmark Knight Frank	William Cuddy, Tim Donohue and Kevin McCarthy of CBRE	
Econacraft Worldwide Car Wash Mfg., Inc.	Car Wash Systems	Industrial	102 Fariview Park Drive	Elmsford	Westchester	10523	Silverman Realty Group	Dec-10	\$10.00 NNN	New Lease	20,000	New York Commercial Realty Group	New York Commercial Realty Group	
Costrotta Construction Management	Construction	Warehouse	26 Racquet Road	Newburgh	Orange	12550	Racquet Road Business Plaza	Dec-10	\$8.00 Mod Gross	New Lease	1,800	Eileen Steed of John J. Lease Realtors	Jeffrey Lease of John J. Lease Realtors	New to County. Needed a clean location to store misc. materials such as hardware and fixtures.
DER Specialty Products	Flooring Manufacturer	Manufacturing	200 North Route 303	West Nyack	Rockland	10994	D&E Realty Co.	Dec-10		New Lease	26,000	Dan Reisen	Michael Goldberg	The company is a start-up manufacturer of wood flooring.
Hunter Douglas, Inc.	Window Treatment Manufacturer	Office	1 Blue Hill Plaza	Pearl River	Rockland	10965	Glorius Sun Robert Martin	Dec-10		New Lease	40,000	Michael Poyntz	Carol McGuire of Mack-Cali Realty	Company is relocating its North American headquarters from northern NJ to Blue Hill Plaza. The company is renovating two floors at the complex for their use and anticipates a late 2011 completion.
I Buy Stores		Warehouse	37 Elkay Drive	Chester	Orange	10918		Dec-10		New Lease	2,500	Mansfield Commercial Real Estate	Mansfield Commercial Real Estate	
Meridian VAT	Travel	Office	50 Main Street	White Plains	Westchester	10601	Mack-Cali Realty	Dec-10		Renewal	2,962	Jon Marwell of Howard Properties	Ivan Abery of Mack-Cali Realty	
Park Ave. Health Care Mgt	Health Care	Office	3 Barker Avenue	White Plains	Westchester	10601	Mack-Cali Realty	Dec-10		New Lease	12,263	Howard Greenberg of Howard Properties	Ivan Abery of Mack-Cali Realty	
SCP Distributors	Pool Products	Warehouse	250 West Nyack Road	West Nyack	Rockland	10994	KS Properties	Dec-10	\$6.00 NNN	Renewal	28,224	Patricia Valenti & Steve Westreich of Newmark Knight Frank	Jerry Lott of Jerry Lott Associates	
Simplex Grinnell	Suppliers of access control, security, CCTV, fire alarm, audiovisual, and PBX telephony	Warehouse	4 Commerce Drive	Harriman	Orange	10926	The Frassetto Companies	Dec-10		New Lease	20,000	CBRE	Chris Frassetto of The Frassetto Companies	
Warren Custom Repairs	Construction	Office	1564 Route 9G	Hyde Park	Dutchess	12538	Ray Nichols	Dec-10	\$10.00 Modified Gross	New Lease	1,000	Art Fowler of John J. Lease Realtors	Brian McGorman of John J. Lease Realtors	

Hudson Valley Lease Transactions - 3rd & 4th Quarters 2010

Tenant Information:			Building / Site 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	Tenant Rep		Owner Rep
Candela Lighting Systems	Lighting Systems	Manufacturing	99 Fulton Street	White Plains	Westchester	10606	The Frem Group Fortune	Dec-10	\$12.50	New Lease	4,150	Andy Grossman of NAI Friedland Realty	Andy Grossman of NAI Friedland Realty	
Schnauffer & Metis, LLP	Law Firm	Office	280 North Central Avenue	Hartsdale	Westchester	10530	Associates	Dec-10		Renewal	1,920	Mike McCall of Newmark Knight Frank	Phyllis Tunnell	
Triad Group, LLC	Healthcare Products	Office	80 Business Park Drive	Armonk	Westchester	10604	Lashins	Dec-10		New Lease	2,225	Mike McCall of Newmark Knight Frank	Ken Harbour, Harbour Comm.	
Azo Reptiles	Purchase & Sell Reptiles	Warehouse	145 Saw Mill River Road	Yonkers	Westchester	10701	Benerofe Properties	Dec-10	\$8.50	New Lease	2,000	Jeffrey Clinton of NAI Friedland Realty	Steven Kornspun of NAI Friedland Realty	
ContraFect	Biotech	Office/Lab	28 Wells Avenue	Yonkers	Westchester	10701	National RE/Sources	Dec-10	\$18.00 - \$22.00 + electric	New Lease	60,000		Joseph Cotter of National RE/Sources	Tenant will initially build out 15,000 SF for 60 employees and grow to 200 employees at full build-out
USAgain 2000, LLC	Green For-Profit Enterprise	Warehouse	18 Sargen Place	Mount Vernon	Westchester	10550	Autumn Properties & Development	Dec-10	\$11.00 Modified Gross	New Lease	13,000	New York Commercial Realty Group	New York Commercial Realty Group	
Kingdom Ridge Capital LLC	Financial Services	Office	81 Main Street	White Plains	Westchester	10601	The Winter Organization	Dec-10		Renewal	2,896	Patricia Valenti of Newmark Knight Frank	Patricia Valenti of Newmark Knight Frank	
Skylink Communications	Communications	Office	520 White Plains Road	Tarrytown	Westchester	10591	SL Green Realty	Dec-10		New Lease	2,069	Patricia Valenti and Hilarie Siles of Newmark Knight Frank	Patricia Valenti and Hilarie Siles of Newmark Knight Frank	
LNK Partners	Financial Services	Office	81 Main Street	White Plains	Westchester	10601	The Winter Organization	Dec-10		Renewal	6,751	Patricia Valenti of Newmark Knight Frank	Patricia Valenti of Newmark Knight Frank	
Real Time Technology Development Partners Group	E-commerce Planning and Development	Office/Warehouse	420 Highland Avenue Ext.	Middletown	Orange	10940	Commercial Property Management	Dec-10	\$12.00 Modified Gross	New Lease	3,400	Al Treazza & Judy Pagano of John J. Lease Realtors	Al Treazza & Judy Pagano of John J. Lease Realtors	
	Energy Investments	Office	11 Martine Avenue	White Plains	Westchester	10606	Mack-Cali Realty	Dec-10		Renewal	2,730	Mike McCall of Newmark Knight Frank	Carol McGuire of Mack-Cali Realty Group	

High-Tech Startup Taking Space at Hudson Valley Research Park

Life Medical Technologies, a startup company that plans to make a thermal detection device for possible breast cancer detection signed a lease for 15,000 square feet at the Hudson Valley Research Park and expects to create 250 jobs over three years.

The company will take over empty space at the campus, better known as the IBM East Fishkill campus, in Building 320. John MacEnroe, president and CEO of the Dutchess County Economic Development Corporation, said he expects the company to ramp up quickly, with production starting by early 2011.

Carol Fitzgerald, CEO of Life Medical, said locating in Dutchess County "fit exactly into our company criteria and values. The state-and local-assisted program, along with the infrastructure in the IBM facility, provide excellent cost-effectiveness."

For more information on Life Medical Technologies visit: www.lifemt.com.

For more information on Hudson Valley Research Park visit: www.binswanger.com.



Hudson Valley Research Park, East Fishkill

Hunter Douglas is Crossing the Border into Rockland County's Pearl River

Hunter Douglas, the world market leader in window coverings and major manufacturer of architectural products, has announced it is moving its North American headquarters from Upper Saddle River, N.J. to Pearl River's Blue Hill Plaza in the spring of next year. This is within easy commuting distance for most of the 120 employees who work there.

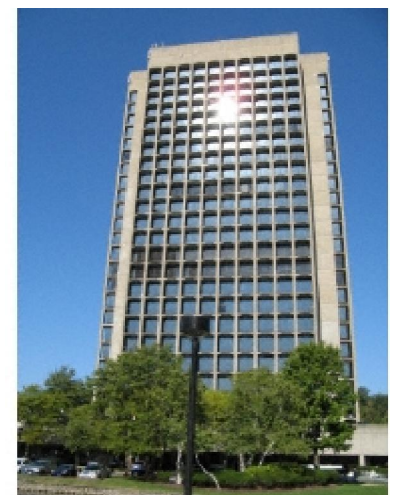
"We are pleased to be relocating to Pearl River's Blue Hill Plaza," said Marv Hopkins, President and CEO of Hunter Douglas, Inc. (Hunter Douglas North America). "The pastoral setting yet close proximity to Manhattan makes the Plaza an ideal location for us."

Hunter Douglas signed a lease for 40,000 square feet at the building. They are currently renovating two floors and expect completion to be in late 2011.

For more information on Hunter Douglas visit

www.hunterdouglas.com.

For more information on Blue Hill Plaza visit www.bluehillplaza.com.



One Blue Hill Plaza, Pearl River

Hudson Valley Sale Transactions - 3rd & 4th Quarters 2010

<u>Owner Information:</u>			<u>Building / Site Information:</u>					<u>Sale Information:</u>					<u>Additional Notes & Comments:</u>		
<u>Buyer</u>	<u>Business Type</u>	<u>Space Use</u>	<u>Street Address</u>	<u>City</u>	<u>County</u>	<u>Zip Code</u>	<u>Seller:</u>	<u>Date of Transaction</u>	<u>Actual Contract Price</u>	<u>Price per SF/Unit</u>	<u>Square Feet</u>	<u>Acres</u>		<u>Seller Rep</u>	<u>Buyer Rep</u>
Commodore Construction	Construction	Warehouse	602 S 3rd Avenue	Mount Vernon	Westchester	10550	Kovar Hill Associates	Jul-10	\$2,500,000	\$50.00	50,000	2.02	Ross Schneiderman of NAI Friedland Realty	Peter Cokin of NAI Friedland Realty	
Westy's Self Storage	Storage	Warehouse	179 Westmoreland Avenue	White Plains	Westchester		Westmoreland	Aug-10	\$3,000,000	\$47.62	63,000	1	Andy Grossman of NAI Friedland Realty	Andy Grossman of NAI Friedland Realty	Westy's will demolish the existing building and build new. The site is a perfect location for them.
City of Middletown	Government	Parking Lot	27 East Main Street	Middletown	Orange	10940	Fur Square Gospel Church	Sep-10	\$42,000			0.5	Al Trezza of John J. Lease Realtors	Al Trezza of John J. Lease Realtors	
Takasago International	Flavor & Fragrance Manufacturer	Manufacturing	114 Commerce Drive	Harriman	Orange	10926	Manhattan Beer Distributors	Sep-10	\$7,900,000	\$60.77	130,000		Morris Goldberg of McBride Corporate Real Estate	John D'Amato and David Yao of McBride Corporate Real Estate	Relocated from New Jersey
Winters	Distribution	Warehouse	2016 Route 32	Gardiner	Ulster	12525	Caston	Sep-10	\$90,000			1.4	Richard Lease of John J. Lease Realtors	Brian McGorman of John J. Lease Realtors	Raw Land
Growth Products, Ltd.	Fertilizer, Micronutrients & Natural Organics Products	Warehouse	80 Lafayette Avenue	White Plains	Westchester	10603	Loyal Paper	Sep-10	\$1,575,000	\$100.96	15,600	0.87	Goldstein & Associates Realty	Andy Grossman of NAI Friedland Realty	
Paul Gould		Warehouse/ Storage Yard	2644 Route 22	Patterson	Putnam	12563	DGF Properties	Dec-10	\$1,150,000	\$168.13	6,840		John Ravetto of Houlihan Lawrence, Inc.	John Ravetto of Houlihan Lawrence, Inc.	
Singer Real Estate Group	Real Estate Investor		141-145 Saw Mill River Road	Elmsford	Westchester		Ewen Parker X-Ray Corp.	Dec-10	\$700,000	\$82.84	8,450		New York Commercial Realty Group	New York Commercial Realty Group	
Donovan Five BMAC LLC	Electronic Device Manufacturer	Manufacturing	8 Nancy Court	East Fishkill	Dutchess	12590	East Fishkill Developers, Inc.	Dec-10	\$1,300,000	\$123.81	10,500	2.3	Steve Salamone of Prudential Serls Commercial Properties	Rob Buyakowski of Prudential Serls Commercial Properties	A one acre pad approved for an additional 10,000 SF industrial building was included in the transaction.
Conserve Construction	Construction	Warehouse	230 Route 17	Hillburn	Rockland		S & W Estates	Dec-10	\$1,100,000			13	Jeff Clinton of NAI Friedland Realty	Jeff Clinton of NAI Friedland Realty	
Terranova Bakery	Bakery	Manufacturing	535 South Fifth Avenue	Mount Vernon	Westchester	10550	Magnetic Analysis	Dec-10	\$1,800,000	\$67.92	26,501		Austin Corporate Properties	Colliers International	
Tutor Perini	Construction	Office	1000 Main Street	New Rochelle	Westchester	10801	Simone Development	Dec-10	\$4,600,000	\$200.00	23,000	0.23	Chris O'Callaghan of Cushman & Wakefield	Williamson Pickett Gross	

Hudson Valley Leasing Activity: A Snapshot

Third & Fourth Quarters 2010

Third Quarter 2010:

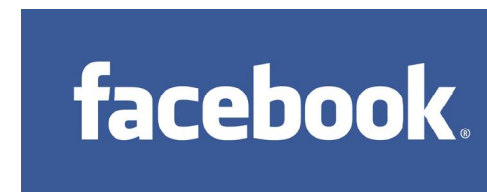
Total Lease Transactions: 38 Leases Recorded = 270,533 SF
 Total Sales Transactions: 6 Sales Recorded = 258,600 SF & 1.9 Acres of Raw Land

Fourth Quarter 2010:

Total Lease Transactions: 64 Leases Recorded = 572,710 SF
 Total Sales Transactions: 6 Sales Recorded = 75,291 SF & 13 Acres of Raw Land

HVEDC Inventory: 163 Properties = 10,294,867 SF and 1,365 Acres

The total number of properties in HVEDC's inventory has been increasing due to HVEDC's web site now being open to brokers and property owners to list their own properties.



Join our almost 4,000 HVEDC Social Networking Followers...

Hudson Valley Economic Development has been quite active through our social networking venues. Like our page on facebook or become a member of our group on LinkedIn and join the almost 4,000 that already have.

HVEDC is constantly updating our pages with information on what is happening in our region. Want real time information about deals that are taking place or legislation that matters to our region? How about learning about the properties that are available in the market? Join us today and know what's happening in the Hudson Valley!

The Hudson Valley is home to over 100 Fortune 500 companies
and a highly educated, skilled labor force of over 1,200,000 workers.
With an unparalleled quality of life, excellent educational and technological
infrastructure, and the finest facilities at the lowest rents in the NY metro area,
the Hudson Valley is right where you need to be.



For more information, please visit www.hvedc.com or call 845.220.2244
4 London Avenue, New Windsor, NY 12553