



4 WESTCHESTER PARK DRIVE, WHITE PLAINS, NY

HERITAGE REALTY SERVICES LLC

LOCAL EXPERTISE, GLOBAL PERSPECTIVE

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BUILDING INFORMATION

BUILDING 4	
Floors	5
Elevators	2
Elevator Type	TRACTION
Restrooms	11
AC Type	CHILLED WATER
AC Tons	831
AMPS	1200
Voltage	277/480
BTU's	225k
Fuel	GAS
Roof Type	IRMA
Column Spacing	25 X 25
Finish Ceiling	8'6"
Slab to Slab	10'
Floor Load	100#SF
Sprinklers	FULL
Standpipe	YES
Year Built	1982
Construction	LIFTSLAB
Parking Space	682 shared
Loading Docks	N/A
Lot and Block	L 19, B 633
Acre	12.066

LOCATION

WESTCHESTER PARK CENTER

Westchester Park Center (formally Gannett Office Park) is one of Westchester's premier office parks. Westchester Park Center offers unparalleled, cost-effective, prime multi-tenant office space in a beautifully landscaped park-like setting located in the vibrant city of White Plains, New York. The property has unmatched access to major highways and transportation, scenic views, efficient floor plates and an inviting amenity base. Heritage Realty Services LLC is firmly committed to providing and maintaining Class-A Professional services and a world-class work environment.

With the new Lifetime Fitness at 1 Westchester Park Drive (former 1 Gannett Drive), Tenants will have immediate access to the areas one and only lifestyle facility that offers pools, tennis courts, basketball courts, workout facilities, restaurant, nutritional shop, sauna, and other amazing features. This is not simply a gym – but a complete life style amenity that is unique to Westchester Park Center.

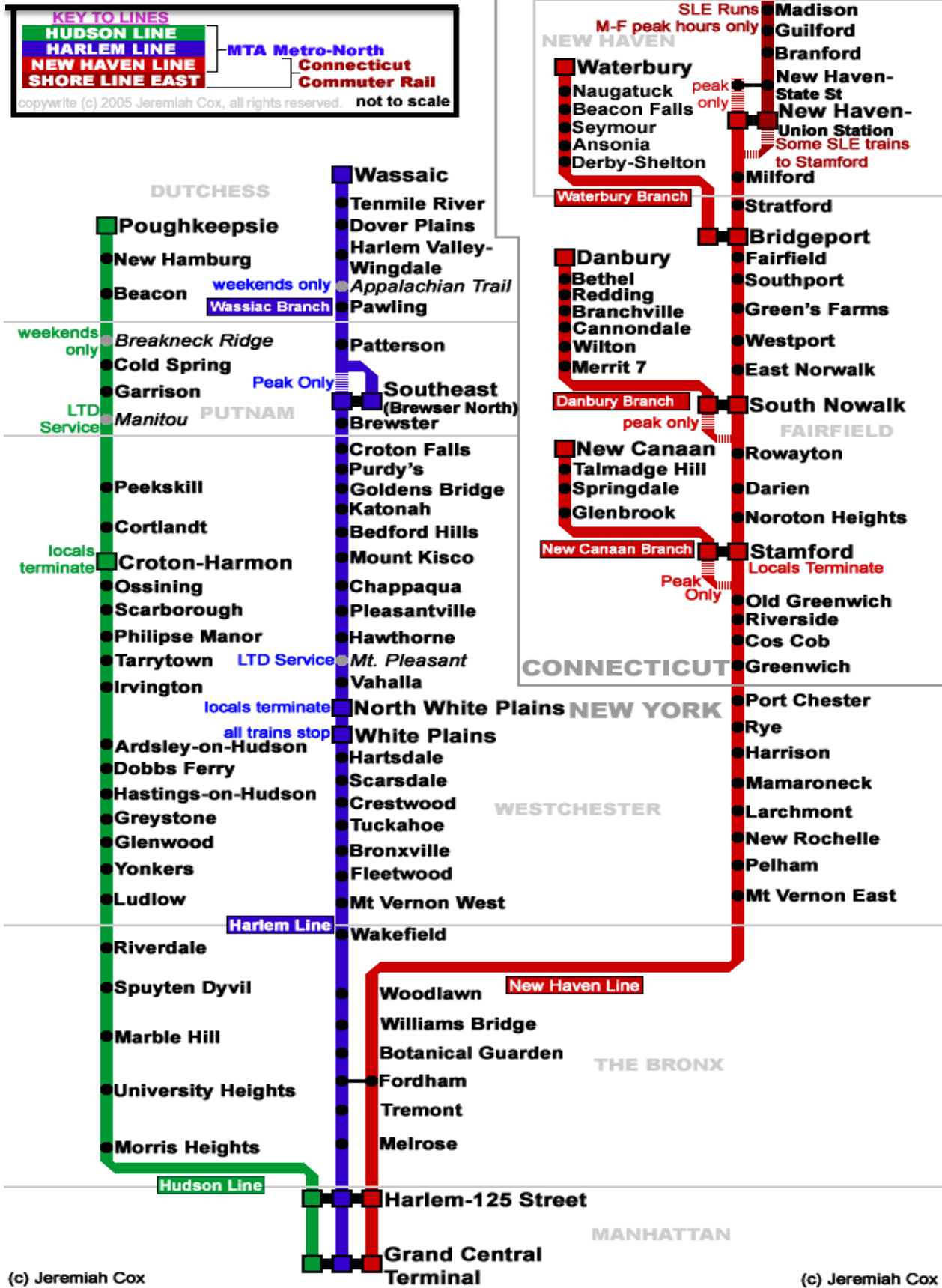
WESTCHESTER COUNTY, NY

Westchester Park Center is located in the heart of Westchester County, the prime suburb of New York City. Westchester County is home to major cultural and historic sites, numerous galleries and museums, 22 colleges and universities, numerous corporate conference centers and lodging, and nearly 50 county parks spanning more than 28,000 acres.

WHITE PLAINS TRANSPORTATION HUB

Westchester has a sophisticated transportation network – linking airports; auto-rental facilities; bus, shuttle and limo services; and the nation's second-largest commuter railroad – making it easy to travel in, out and around Westchester County. Westchester County Airport is conveniently located five miles east of White Plains and about 30 miles north of New York City, offering passengers comfort and convenience. Connections at major hubs now make it possible for passengers to access global destinations.

METRO-NORTH COMMUTER RAIL MAP



BUILDING AMENITIES

Westchester Park Center is a Class-A Office Park managed by Heritage Realty Services. Heritage prides itself in the maintenance, upkeep and continuous improvement of its buildings to provide a superior working environment for Tenants. The following items highlight some of the features and services of 4 Westchester Park Drive.

AED PACKS

For the safety of our Tenants, AED (Automated External Defibrillator) packs are installed and marked on the second floor of each building directly across from the restrooms. Heritage schedules AED/Heart saver training on a regular annual basis and encourages Tenants to become familiar with the guidelines and procedures for using the AED devices.

BICYCLE PARKING

Sheltered bicycle parking is located outside at the front of 4 Westchester Park Drive and is provided for any Tenants and their guests wishing to ride a bicycle in the area or to work. The racks are u-lock compatible and the shelter neighbors the gym. Any Tenant or guest wishing to make use of the showers or changing facilities located within the gym during normal business hours are welcome to do so free of charge.

BUILDING DIRECTORY

The building directories guide visitors to Tenant suites. Each Tenant will be provided space for the name of their company. Additional directories may be provided per request.

BUILDING HOURS

Monday – Friday	8:00am – 6:00pm
Saturday	8:00am – 1:00pm

BUILDING MAINTENANCE

Heritage strives to uphold a high level of general upkeep in the building and the common areas are constantly maintained. Burned out light bulbs, plumbing issues, heating, etc. are attended to nightly; interim issues can be reported to the Property Management Office and will be promptly addressed.

BUS SERVICE

The Westchester Bee Line provides shuttle service between Westchester Park Center and the White Plains train station via the B-Loop. Pick-up and drop-off is located on Westchester Park Drive. Shuttle schedules are posted on the bus stop designations and can also be found at <http://transportation.westchestergov.com>.

CAFÉ

Park Café is a brand new, state-of –the-art serving area and lounge seating area. Park Café boasts a full-service carte du jour of meal options and catering. Patrons to the café will find coffee, hot breakfast, lunch specials, homemade soups, salad bar selections, cold drinks and snacks. The cafeteria is located in the lobby level of 2 Westchester Park Drive, and is also available to be rented after hours for large gatherings, parties, or press events.

Capabilities: Wireless Internet,
Television, Smart TV Apps,
Presentation Display

We are capable of accommodating as many as one hundred and thirty guests in the café, and can provide a number of seating arrangements for seminars, parties, banquets or press events. Please let us know what your seating needs are and we will work with you to create the optimal layout for your event.



CHILD CARE CENTER

Bright Horizons at Westchester Park Center is open to employees of member companies and employees of companies with elected access into the Back-Up Care Advantage Program. The center provides care to children and families when regular care arrangements are unavailable. Serving children ages 6 weeks to 12 years, their highly skilled teachers and caregivers provide a special kind of care for children, designed to help them feel safe and secure in a new and unfamiliar environment. Their mission is to engage every child in developmentally appropriate opportunities for play and discovery and to help parents feel at ease.

Bright Horizons Family Solutions® (www.brighthorizons.com) is the world's leading provider of employer-sponsored child care, early education and work/life solutions. The company operates more than 700 child care and early education centers across the U.S., Europe, and Canada. Bright Horizons® serves more than 800 clients and 100,000 children worldwide.

Center & Program Highlights:

Emergency Back-Up Care, School/Center Holiday or Vacation Care, Bad Weather Care, School Age Summer Care, Business Travel Care, Caregiver Vacation or Sick Day Care, Infant Transition Care, Family Resource Room, Parenting Seminars, Parents Night Out.

For more information about Bright Horizons at Westchester Park Center visit www.brighthorizons.com/BHGannettDrive.

CLEANING

The buildings are cleaned on an ongoing daily basis. Every effort is made to ensure that your space is fresh and orderly, and we keep both your health and the health of the environment in mind by only specifying green cleaning products. General cleaning includes the following:

Nightly:	Emptying all waste and recycling bins, dry mop or sweep all floors, spot clean glass, wipe down counter tops.
Weekly:	Vacuuming, dusting, clean glass, wet mop resilient flooring
Periodically:	Indoor/outdoor window washing, high dusting

CONFERENCE CENTER

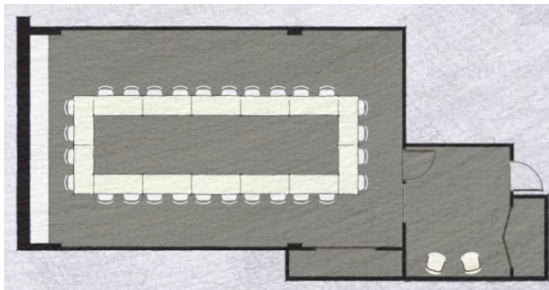
Westchester Park Center is home to a brand new, state-of-the-art conference center that is the ideal location for a board meeting, training seminar, lecture, or simply to make a good impression.

Capabilities: Wireless Internet, Television, Smart TV – Skype Video Conferencing, Presentation Display, Polycom Video Conferencing, Tele Conferencing, Theater System

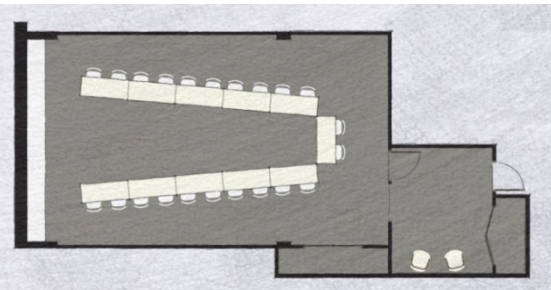


Seating Arrangements:

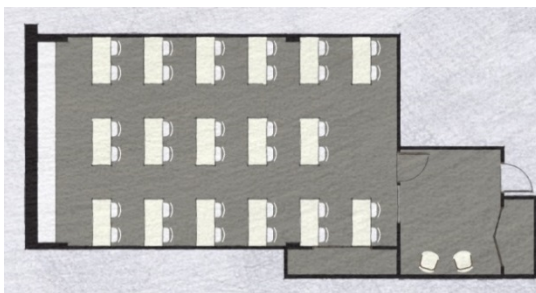
We are capable of accommodating as many as seventy guests in the conference center and can provide a number of seating arrangements. Please see the included samples for configuration suggestions:



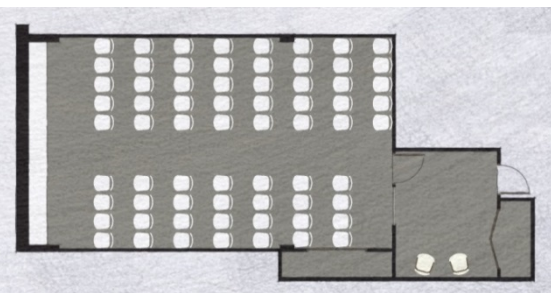
Board Room – 28 participants



Video Conferencing – 22 participants



Lecture or Training – 34 participants



Auditorium – 70 participants

DATA AND TELEPHONE

We know your business cannot run without a fast and reliable internet, voice, and data provider. Westchester Park Center has telephone and internet services provided to 2, 3 and 4 Westchester Park Drive by Verizon.

EXTERMINATOR

An exterminator is contracted to provide basic maintenance and service to the building on a monthly basis.

HEALTH AND FITNESS CENTER

Strata Health Club manages the exercise facilities located in the lobby level of 4 Westchester Park Drive. A recipient of the Westchester's Best Award, Strata's professional and courteous staff offers group classes, massage therapy, personal training, free weights and weight-loss/nutrition consultation. The facility is equipped with the best selection of high performance equipment, full locker rooms and sauna. Their extensive hours accommodate most schedules. All tenants receive a complimentary one day pass and group rates are available to 10 or more as are company exclusive classes.

Please visit their website for more information: <http://www.stratahealthclub.com>

LAVATORIES

Each floor is served by a fully modernized men's and ladies' hands-free lavatory for Tenant's use. The doors to the lavatories remain locked electronically for security purposes, and are opened using individual Security Access Keys. Each building is serviced by a day matron/porter.

PARKING

Each building has ample parking to accommodate all Tenants. There are a total of 682 parking spots available at 2 and 4 Westchester Park Drive.



SPECIAL SERVICES

Special services such as picture hanging, odd job repair work, special porter or matron services, wall washing, high dusting, additional window or partition cleaning, fluorescent lighting maintenance, carpet shampooing, excess trash removal, soap and towel service are all available by request. Please contact the on-site Property Management Office with any special requirements, and we will work with you to accommodate your needs.

WESTCHESTER PARK CENTER CAPITAL IMPROVEMENTS TIMELINE



Heritage Purchases Gannett Office Park
Heritage Realty Services, LLC purchases 2, 3, & 4 Gannett Drive in White Plains, NY on behalf of its key investors.

New Security System
Scope of Work: Designed and installed a new modern state-of-the-art digital security system in all three buildings. The system is fully customizable to provide exceptional levels of access and control. One of the goals we had in designing a new system is to control access to the public areas of the building.

New Office Park Signage

Scope of Work: New signs throughout the park for 2, 4 and 3 Westchester Park Drive and the major tenants in each building.



New Health Club

Scope of Work: A new ultra-modern health club with the best equipment opened for business.



Automatic Door Installation

Scope of Work: Front and rear entry doors of 3 Gannett Drive were replaced with automatic sliding doors.

New Heritage Offices at 4 Gannett

Scope of Work: Established permanent offices in 4 Gannett Drive, suite 155. The office designed for use by our engineers in monitoring systems and operations, as well as for executive offices for building operations and leasing.



3 Gannett Drive

Canopy Rear Entrance
Scope of Work: Redesigned the entire back entry to the building. Constructed new planter beds, walk way lighting, and canopy over the new walk way. New plantings, general landscaping, and improved handicap accessibility.



Gannett Landscaping Project:
Scope of Work: Landscaping aimed to beautifying the entrance driveway to Gannett Office Park. The project consisted of removing gravel and fallen rock ledge on either side of the driveway entrance to make way for new sod, irrigation, and trees to be planted in its place.



4 Gannett Rear Entrance Landscaping:
Scope of Work: Construction of new entryway complete with new stairs, handicap accessible ramp, and landscaping.



New Office Park Stone Signage
Scope of Work: The office park re-branded to have completely new — from the ground up — signage on Westchester Avenue as well as throughout the park for 2, 4 and 3 Gannett Drive and the major tenants in each building.

Satellite Café:
Scope of Work: A café will be available for tenants located in 3 Westchester Park Drive.

Westchester Park Drive
Scope of Work: Repositioning of Gannett Office Park to Westchester Park Center and Gannett Drive to Westchester Park Drive.



WiFi:
Scope of Work: WiFi will be available in all common areas in 2, 3 and 4 Westchester Park Drive.

2005

2006

2007

2008

2009

2010

2011

2012

2013

2014

Fire and Life Safety

Scope of Work: Completely replaced the fire alarm system in 3 Gannett. In addition, by mid-April all three buildings had AED devices installed on the second floor of each building. We also instituted an AED and CPR American Heart Association training course, which has been held every other year since to educate our tenants and make our buildings a safer environment.



New Floor Treatments in 2 & 4 Gannett

Scope of Work: Installed a new hard tile and entry matt system in the 1st lobby of 2 & 4 Gannett.



New Exterior Island in Parking Area of 2 Gannett

Scope of Work: A new island near the exit of the parking area of 2 Gannett Drive to provide enhanced traffic control and beautification of the area.

Lobby Renovation

Scope of Work: Installed new wood treatment and lighting in the lobby of 4 Gannett to conform to the other lobbies in the Park.



Elevator and Landing Carpet
Scope of Work: Replacement of flooring materials in the elevators and at the elevator landings at the lobby and first floors. **New Carpet tile installation.**

New High Speed Internet

Scope of work: Entered into agreements to permit Cablevisions Optimum Lightpath and Optimum Business Solutions to install high-speed internet throughout our Office Park.



Restrooms Renovation

Scope of Work: Replacement of all flooring, finishes, ceilings, and fixtures in twelve floors and twenty four restrooms. Modernization and upgrade to completely automated systems.



Bike Shelter Construction:

Scope of Work: Construction of a covered bike shelter to provide tenants and guests with alternative parking options and in order to promote our mission of a responsible work environment at Westchester Park Center.



Parking Lot Lighting

Scope of Work: Additional lighting in the back parking lot area at 3 Gannett to make the area safer and better lit at night.



New High Speed Internet

Scope of Work: Entered into agreement to permit Verizon Fios to install high-speed internet throughout our Office Park.

Park Café

Scope of Work: Newly renovated state-of-the-art café.



New Entryways

Scope of Work: Complete renovations and modernization of 3 Westchester Park Drive entryway and front entrance.



Conference Center

Scope of Work: New state-of-the-art conference center with video conferencing capabilities.



Outdoor Lighting:

Scope of Work: Outdoor and landscape lighting to frame each building.