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GHP OFFICE REALTY, LLC CLOSES OUT 2020 BY LEASING 102,212 SQUARE FEET, WORTH OVER \$26,600,000, THROUGHOUT ITS WESTCHESTER COUNTY, NEW YORK PORTFOLIO

White Plains, New York. January 2021: GHP Office Realty, LLC, an affiliate of Houlihan-Parnes Realtors, LLC, a premiere owner and manager of office, flex, industrial and retail properties in Westchester County and the Tri-State area, is pleased to announce that it has leased 102,212 square feet worth over \$26,600,000 in rental income.

Ampacet Corporation renewed its lease of 35,000 square feet on the third floor of 660 White Plains Road, Tarrytown, New York for seven years. The space serves as Ampacet's corporate headquarters. Ampacet Corporation is a global masterbatch leader offering the broadest range of custom color, special effect, black, white and specialty additive masterbatches for flexible and rigid extrusion processes and applications. It has 25 manufacturing sites located in 18 countries and employs more than 2,000 people worldwide. It operates technical and color development centers and manufacturing sites throughout the Americas, Asia and Europe.



Additionally, Grossbach, Grossbach, Tramaglino & Hayes, PC leased 2,100 square feet on the third floor of 660 White Plains Road. Founded over 40 years ago, the law firm specializes in Matrimonial and Family Law, Real Estate, Commercial Law and Business Transactions, Trusts and Estates (including Trust and Estate Administration and Estate Planning), Litigation and Tax Law.

Jamie Schwartz, Executive Vice President at GHP, represented the building ownership in both deals.

GHP acquired the six-story, 280,000 square foot Class-A building in 2017 when it was 80% leased. Since that time, GHP has invested in renovations to the common areas, bathrooms, the 850-car surface parking lot and constructed a new state-of-the-art fitness facility. The building is now 100% leased.

Additionally, the US Social Security Administration (SSA) signed two new leases totaling 22,413 square feet, each for fifteen-year terms at two of GHP's buildings.

The SSA will remain in 10,152 square feet on the fourth floor at 297 Knollwood Road, White Plains, New York. It has occupied the space since 1995. GHP will renovate the space to comply with new SSA requirements.

GHP has also recently completed renovations of the 35,000 square foot office building that included a new awning at its entrance as well as modernizing and completely renovating the lobby entrance, common hallways and bathrooms. 297 Knollwood Road is centrally located and less than a half mile away from the four-way interchange at Exit 4 off I-287 and has a Bee-line bus stop in front of the building. Schwartz represented the building ownership in this transaction.



Other deals at the building included AJ Contracting of NY LLC, a construction company specializing in highway and bridge construction, signed a new lease on the first floor, totaling 1,308 square feet and Lecce Engineering, a mechanical engineering firm, renewing its lease for 1,147 square feet on the second floor. Schwartz and Brendan Hickey, Senior Director at GHP, represented the building ownership in the deals.



GHP's 140 Huguenot Street, New Rochelle, New York, is an 80,000 square foot, three-story office building, with an onsite parking garage that is walking distance to the New Rochelle Transportation Hub which includes a Metro-North as well as an Amtrack stop. SSA signed a 12,261 square foot lease for a portion of the ground level of the building where they have an exclusive entrance off Harrison Street for visitors. It also expanded its footprint at the building to a portion of the second floor for additional administrative offices. GHP will also renovate the SSA spaces to comply with its new requirements. The Social Security Administration has occupied the ground

level space at 140 Huguenot Street for over 20 years serving New Rochelle and surrounding communities. 140 Huguenot Street is now 94% leased. Ownership was represented by Schwartz and Hickey.

At GHP's other downtown New Rochelle building, 145 Huguenot Street, the New York State Department of Health signed a ten-year lease for 19,000 square feet on the seventh floor of the building.

Northeast Family Services of New York, Inc., represented by Keller Williams City Views Realty, signed a three-year lease for 2,489 square feet on the third floor and We Ship Express, Inc. signed a lease for an additional 1,526 square feet on the lower level of the building for nine years.

145 Huguenot Street is a unique 300,000 square foot building that combines a Class A office building with a warehouse component and is located minutes from I-95, the New Rochelle Transportation Hub, and New Rochelle's central business district. Schwartz and Hickey represented the building in the deals.

At GHP's 130,000 square foot, Class A building located 4 West Red Oak Lane, White Plains, New York, Dolgetta Law, PLLC, a law firm focusing on real estate agency law, corporate law, veterinarian practice representation, franchise relationships, purchases, sales and mergers of businesses, commercial and residential real estate transactions, probate and estate planning and attorney ethics signed a new lease consisting of 2,752 square feet on the third floor.

Additionally, the building welcomed Star Boxing Inc., a boxing events promotional company. The company signed a new lease on the third floor consisting of 2,216 square feet of office space.

Schwartz represented the building in the deals.

GHP Office Realty was formed in 1999 and is headed by its principal owners Andrew Greenspan and James J. Houlihan. The company is a leader in the commercial real estate market in the New York metropolitan area specializing in the acquisition, financing, leasing and management of office, flex, retail and industrial properties in the tri-state suburban markets for both its own account and third parties. The company currently owns and manages over 7 million square feet.

