BUFFALO AND ERIE COUNTY PUBLIC LIBRARY
North Park Branch Temporary Space Options

<table>
<thead>
<tr>
<th>975 Hertel - 1/2 block west of Delaware (next to west edge of Kmart Plaza)</th>
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<tbody>
<tr>
<td>Delaware Management - Andrea Shaughnessy 884-7900;</td>
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<tr>
<td>Property owner Joe Mosey</td>
</tr>
<tr>
<td>3,750 Sq. Ft.</td>
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<tr>
<td>Lease - Yes, term to be decided</td>
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<tr>
<td>Availability - 30 to 90 days after permit depending upon modifications</td>
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<tr>
<td>Note: Child Care Resource Network (Child Care Coalition) is moving into Delaware Mgmt. property across Hertel Ave from this property</td>
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**Rent Breakout**

| $10.00 | Rent - annual rate per sq ft - Base for unimproved space |
| $5.30 | including specified improvements |
| Taxes - annual rate per sq ft (included in base rent above) |
| Common area maintenance annual rate per sq ft (included in base rent above) |
| **$15.30** | Total rate per sq ft |
| **$4,781.25** | Cost per month (rent, taxes, common area) |

Provided by Landlord: ADA restrooms; HVAC system; floor coverings; computer wiring; walls and ceilings per attached floor plan and specifications sheet (STILL NEED)

Tenant responsibility: Utilities; furnishings & equipment.

<table>
<thead>
<tr>
<th>2303 Delaware (Former M&amp;T Bank at corner of Delaware &amp; Dakota (near Hertel)</th>
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<tbody>
<tr>
<td>Kenmore Development - Louis A. Vaccaro 874-7700</td>
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<tr>
<td>2,925 Sq. Ft. (interior gross - includes vault) Exterior: 17,676 SF irregular lot 156' frontage on Delaware and 100' frontage on Dakota. Property has easement to Hertel St. through east end of Burger King parking lot.</td>
</tr>
<tr>
<td>Lease - To be determined - willing to talk</td>
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<tr>
<td>Availability - immediate some reconfiguration needed, HVAC and restrooms in place</td>
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**Rent Breakout**

| $14.36 | Rent - annual rate per sq ft (triple net) |
| $4.42 | Taxes - annual rate per sq ft (AV $300,000, Developer Appraisal $400,000) |
| **$18.78** | Total rate per sq ft |
| **$4,579** | Cost per month. |

Provided by Landlord: restrooms; HVAC system (ceilings/flooring installed from current tenant)

Tenant responsibility: Utilities; any wall demo/moves & resulting floor covering changes; furnishings & equipment
### 2304 Delaware at Hertel (New World Records)
#### 2310 Delaware (overall center address)
- Benchmark - Michelle Haeger 833-4986, 4053 Maple Rd., Amherst, NY 14226
- **3,168 Sq. Ft.**
- Lease - To be determined
- Availability - Need some work.
- Smaller size would limit children's and other programming

#### Rent Breakout
- **$19.00** GROSS (CAM/Tax/Insurance included) - annual rate per sq ft
- Rent would increase 2% per year
- **$19.00** Total rate per sq ft
- **$5,016** Cost per month (Base rent, taxes, common area)

- Provided by Landlord: To be determined
- Tenant responsibility: Utilities; floor covering changes; furnishings & equipment
- computer wiring

### 2290 Delaware Ave. (south of Hertel near future Kohl's)
- Benderson Development 886-0211 - Brenda
- **10,000 Sq. Ft.**
- **5 Yr minimum Lease term**
- Availability - Within 1 month of a signed lease and an agreed upon floor plan.
- **$17,000** Cost per month.

#### Rent Breakout
- **??** Base rent - annual rate per sq ft
- **??** Taxes - annual rate per sq ft
- **??** Common area maintenance annual rate per sq ft
- **??** Total rate per sq ft
- **??** Cost per month (Base rent, taxes, common area)

- Utilities Library responsibility

**Note:** The building is not finished inside, there is no electricity, heat, air-conditioning or bathroom. We would be responsible for computer wiring, painting and flooring.
Delaware Place (Vacant Space - next to Fitness 360)
Plaza Group - Ron Alsheimer - 874-4880
8,000 Sq. Ft.
Lease - To be determined
Availability - Formerly occupied space needs ceilings & flooring plus normal interior tenant improvements to convert to library use

Rent Breakout
$10.00 Base rent - annual rate per sq ft
$1.29 Taxes - annual rate per sq ft
$2.00 Common area maintenance annual rate per sq ft
$13.29 Total rate per sq ft
$8,860 Cost per month (Base rent, taxes, common area)
Provided by Landlord: ADA restrooms; HVAC system
Tenant responsibility: Utilities; finish ceilings; floor covering; furnishings & equipment

Delaware Place (Child Care Coalition to be Vacant July 31 near Fitness 360)
Plaza Group - Ron Alsheimer - 874-4880
4,800 Sq. Ft.
Lease - To be determined - Cost est. based on 5 year lease
Availability - Presently occupied space (Child Care Coalition moves out July 31; needs interior tenant improvements to convert to library use - likely wall moves

Rent Breakout
$11.50 Base rent - annual rate per sq ft
$1.29 Taxes - annual rate per sq ft
$2.00 Common area maintenance annual rate per sq ft
$14.79 Total rate per sq ft
$5,916 Cost per month.
Provided by Landlord: ADA restrooms; HVAC system (ceilings/flooring installed from current tenant
Tenant responsibility: Utilities; any wall demo/moves & resulting floor covering changes; furnishings & equipment
Delaware Place (New Space in Main Plaza Area - requires finishing) Scenario 5,000 sq. ft.

Plaza Group - Ron Alsheimer - 874-4880

5,000 Sq. Ft.
Lease - To be determined - Cost est. based on 5 year lease
Availability - Needs to be Finished - HVAC, concrete pad, restrooms, etc. Time from permit - 30 days

Rent Breakout
$13.00 Base rent - annual rate per sq ft
$1.29 Taxes - annual rate per sq ft
$2.00 Common area maintenance annual rate per sq ft
$16.29 Total rate per sq ft

$6,788 Cost per month.
Provided by Landlord: ADA restrooms; HVAC system (ceilings/flooring installed from current tenant
Tenant responsibility: Utilities; any wall demo/moves & resulting floor covering changes; furnishings & equipment

Delaware Place (New Space in Main Plaza Area - requires finishing) Scenario 10,000 sq. ft.

Plaza Group - Ron Alsheimer - 874-4880

10,000 Sq. Ft.
Lease - To be determined - Cost est. based on 5 year lease
Availability - Needs to be Finished - HVAC, concrete pad, restrooms, etc. Time from permit - 30 days

Rent Breakout
$11.00 Base rent - annual rate per sq ft
$1.29 Taxes - annual rate per sq ft
$2.00 Common area maintenance annual rate per sq ft
$14.29 Total rate per sq ft

$11,908 Cost per month.
Provided by Landlord: ADA restrooms; HVAC system (ceilings/flooring installed from current tenant
Tenant responsibility: Utilities; any wall demo/moves & resulting floor covering changes; furnishings & equipment
Regal Plaza on Elmwood (formerly the Odds ‘n Ends Store next to Buffalo Wild Wings)
Hunt Commercial Real Estate - David 880-1903
Up to 15,081 sq. ft. available, can subdivide to suit - rate the same
10,000 Sq. Ft. Scenario
Lease - To be determined, rate est base on 5 years
Availability - 30-60 days after permit
Rent Breakout - Can work with rate if 5 yr lease (possibly lower)
$10.00 Base rent - annual rate per sq ft
$4.70 Taxes and Common area maintenance annual rate per sq ft
$14.70 Total rate per sq ft
$12,250 Cost per month (Base rent, taxes, common area)
Utilities our responsibility
Provided by Lessor: ADA restrooms; HVAC system; concrete floor; painted walls; and bathrooms to code

Regal Plaza on Elmwood (formerly the Odds ‘n Ends Store next to Buffalo Wild Wings)
Hunt Commercial Real Estate - David 880-1903
Up to 15,081 sq. ft. available, can subdivide to suit - rate the same
5,000 Sq. Ft. Scenario
Lease - To be determined, rate est base on 5 years
Availability - 30-60 days after permit
Rent Breakout - Can work with rate if 5 yr lease (possibly lower)
$10.00 Base rent - annual rate per sq ft
$4.70 Taxes and Common area maintenance annual rate per sq ft
$14.70 Total rate per sq ft
$6,125 Cost per month (Base rent, taxes, common area)
Utilities tenant responsibility
Provided by Landlord: ADA restrooms; HVAC system; concrete floor; painted

RULED OUT - INADEQUATE
Parker Drug Store - Hertel Ave.
Hunt Commercial Real Estate
2,000 Sq. Ft.
Lease - Yes, term to be decided
Availability - Bathroom needs to be redone, NOT ADA, very poor condition
$1,000 Cost per month.
Rent Breakout
$ Base rent - annual rate per sq ft
$ Taxes - annual rate per sq ft
$ Common area maintenance annual rate per sq ft
Total rate per sq ft
Cost per month (Base rent, taxes, common area)
Utilities tenant responsibility
Note - We would have to wire for computers