

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

975 Hertel - 1/2 block west of Delaware (next to west edge of Kmart Plaza)

Delaware Management - Andrea Shaughnessy 884-7900;
Property owner Joe Mosey

3,750 Sq. Ft.

Lease - Yes, term to be decided

Availability - 30 to 90 days after permit depending upon modifications

Note: Child Care Resource Network (Child Care Coalition) is moving into Delaware Mgmt. property across Hertel Ave from this property

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 cielings per attached floor plan and specifications sheet (STILL NEED)

Tenant responsibility: Utilities; furnishings & equipment.

2303 Delaware (Former M&T Bank at corner of Delaware & Dakota (near Hertel)

Kenmore Development - Louis A. Vaccaro 874-7700

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.

Lease - To be determined - willing to talk

Availability - immediate some reconfiguration needed, HVAC and restrooms in place

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 (cielings/flooring installed from current tenant)

Tenant responsibility: Utilities; any wall demo/moves & resulting floor covering changes; furnishings & equipment

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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.

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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

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North Park Branch Temporary Space Options

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 (cielings/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 (cielings/flooring installed from current tenant

Tenant responsibility: Utilities; any wall demo/moves & resulting floor covering changes; furnishings & equipment

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North Park Branch Temporary Space Options

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