

FORM D

Notice of Exempt Offering of Securities

U. S. Securities and Exchange Commission Washington, DC 20549

1460399

OMB APPROVAL table with OMB Number: 3235-0076, Expires: October 31, 2008, Estimated average burden hours per response: 4.00

(See instructions beginning on page 5)

Intentional misstatements or omissions of fact constitute federal criminal violations. See 18 U.S.C. 1001.

Item 1. Issuer's Identity

Form fields for Item 1: Name of Issuer (Glenmont Real Estate Partners III REIT), Previous Name(s), Entity Type (Other (Specify) REIT), Jurisdiction of Incorporation/Organization (Maryland), Year of incorporation/Organization (2008).

(If more than one issuer is filling this notice, check this box [] and identify additional issuer(s) by attaching Items 1 and 2 Continuation Page(s).)

Item 2. Principal Place of Business and Contact Information

Form fields for Item 2: Street Address 1 (c/o Glenmont Capital Management, LLC), Street Address 2 (40 West 57th Street, 24th Floor), City (New York), State/Province/Country (New York), Zip/Postal Code (10019), Phone No (212-582-2500).

Item 3. Related Persons

Form fields for Item 3: Last Name (Kestin), First Name (Lawrence), Middle Name (A.), Street Address 1 (c/o Glenmont Capital Management, LLC), Street Address 2 (40 West 57th Street, 24th Floor), City (New York), State/Province/Country (New York), Zip/Postal Code (10019), Relationship(s) (Executive Officer), Clarification of Response (Chief Executive Officer and President).

(Identify additional related persons by checking this box [X] and attaching Item 3 Continuation Page(s).)

Item 4. Industry Group (Select One)

Form fields for Item 4: Industry Group (Banking and Financial Services - Pooled Investment Fund), Business Services (Energy - Other Energy), Construction (REITS & Finance), Retailing, Restaurants Technology, Travel (Other).

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Item 5. Issuer Size (Select One)

Revenue Range (for issuer not specifying "hedge" or "other investment" fund in Item 4 above)

- No Revenues
- \$1 – \$1,000,000
- \$1,000,001 – \$5,000,000
- \$5,000,001 – \$25,000,000
- \$25,000,001 – \$100,000,000
- Over \$100,000,000
- Decline to Disclose
- Not Applicable

OR

Aggregate Net Asset Value Range (for issuer specifying "hedge" or "other investment" fund in Item 4 above)

- No Aggregate Net Asset Value
- \$1 – \$5,000,000
- \$5,000,001 – \$25,000,000
- \$25,000,001 – \$50,000,000
- \$50,000,001 – \$100,000,000
- Over \$100,000,000
- Decline to Disclose
- Not Applicable

Item 6. Federal Exemptions and Exclusions Claimed (Select all that apply)

- Rule 504(b)(1) (not (i), (ii) or (iii))
- Rule 504(b)(1)(i)
- Rule 504(b)(1)(ii)
- Rule 504(b)(1)(iii)
- Rule 505
- Rule 506
- Securities Act Section 4(6)

Investment Company Act Section 3(c)

- Section 3(c)(1)
- Section 3(c)(2)
- Section 3(c)(3)
- Section 3(c)(4)
- Section 3(c)(5)
- Section 3(c)(6)
- Section 3(c)(7)
- Section 3(c)(9)
- Section 3(c)(10)
- Section 3(c)(11)
- Section 3(c)(12)
- Section 3(c)(13)
- Section 3(c)(14)

Item 7. Type of Filing

- New Notice
- OR
- Amendment

Date of First Sale in this Offering: OR First Sale Yet to Occur

Item 8. Duration of Offering

Does the issuer intend this offering to last more than one year? Yes No

Item 9. Type(s) of Securities Offered (Select all that apply)

- Equity
- Debt
- Option, Warrant or Other Right to Acquire Another Security
- Pooled Investment Fund Interests
- Tenant-in-Common Securities
- Mineral Property Securities
- Other (Describe)

Security to be Acquired Upon Exercise of Option, Warrant or Other Right to Acquire Security

Item 10. Business Combination Transaction

Is this offering being made in connection with a business combination transaction, such as a merger, acquisition or exchange offer? Yes No
Clarification of Response (if Necessary)

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Item 11. Minimum Investment

Minimum investment accepted from any outside investor \$

Item 12. Sales Compensation

Recipient <input type="text" value="H&L Equities, LLC"/> (Associated) Broker or Dealer <input type="checkbox"/> None	Recipient CRD Number <input type="text" value="113794"/> (Associated) Broker or Dealer CRD Number	<input type="checkbox"/> No CRD Number
<input type="text" value="Charles B. Harrison"/> Street Address 1	<input type="text" value="3071551"/> Street Address 2	<input type="checkbox"/> No CRD Number
<input type="text" value="1175 Peachtree Street, N.E."/> City	<input type="text" value="100 Colony Square, Suite 2120"/> Zip/Postal Code	
<input type="text" value="Atlanta"/> State/Province/Country	<input type="text" value="GA"/>	<input type="text" value="30361"/>

States of Solicitation All States

<input type="checkbox"/> AL	<input type="checkbox"/> AK	<input type="checkbox"/> AZ	<input type="checkbox"/> AR	<input type="checkbox"/> CA	<input type="checkbox"/> CO	<input type="checkbox"/> CT	<input type="checkbox"/> DE	<input type="checkbox"/> DC	<input checked="" type="checkbox"/> FL	<input checked="" type="checkbox"/> GA	<input type="checkbox"/> HI	<input type="checkbox"/> ID
<input type="checkbox"/> IL	<input type="checkbox"/> IN	<input type="checkbox"/> IA	<input type="checkbox"/> KS	<input type="checkbox"/> KY	<input type="checkbox"/> LA	<input type="checkbox"/> ME	<input checked="" type="checkbox"/> MD	<input type="checkbox"/> MA	<input type="checkbox"/> MI	<input type="checkbox"/> MN	<input type="checkbox"/> MS	<input type="checkbox"/> MO
<input type="checkbox"/> MT	<input type="checkbox"/> NE	<input type="checkbox"/> NV	<input type="checkbox"/> NH	<input type="checkbox"/> NJ	<input type="checkbox"/> NM	<input type="checkbox"/> NY	<input type="checkbox"/> NC	<input type="checkbox"/> ND	<input type="checkbox"/> OH	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> OR	<input type="checkbox"/> PA
<input type="checkbox"/> RI	<input checked="" type="checkbox"/> SC	<input type="checkbox"/> SD	<input type="checkbox"/> TN	<input checked="" type="checkbox"/> TX	<input type="checkbox"/> UT	<input type="checkbox"/> VT	<input checked="" type="checkbox"/> VA	<input type="checkbox"/> WA	<input type="checkbox"/> WV	<input type="checkbox"/> WI	<input type="checkbox"/> WY	<input type="checkbox"/> PR

(identify additional person(s) being paid compensation by checking this box and attaching Item 12 Continuation Page(s).)

Item 13. Offering and Sales Amounts

(a) Total Offering Amount	\$	<input type="text" value="121,000.00"/>	OR	<input type="checkbox"/> Indefinite
(b) Total Amount Sold	\$	<input type="text" value="121,000.00"/>		
(c) Total Remaining to be Sold	\$	<input type="text" value="0"/>	OR	<input type="checkbox"/> Indefinite

(Subtract (a) from (b))

Clarification of Response (if Necessary)

Item 14. Investors

Check this box if securities in the offering have been or may be sold to persons who do not qualify as accredited investors, and enter the number of such non-accredited investors who already have invested in the offering:

Enter the total number of investors who already have invested in the offering:

Item 15. Sales Commissions and Finders' Fees Expenses

Provided separately the amounts of sales commissions and finder's fees expenses, if any. If an amount is not known, provide an estimate and check the box next to the amount.

Sales Commissions	\$	<input type="text" value="6,050"/>	<input type="checkbox"/> Estimate
Finders' Fees	\$	<input type="text" value="0"/>	<input type="checkbox"/> Estimate

Clarification of Response (if Necessary)

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Item 16. Use of Proceeds

Provide the amount of the gross proceeds of the offering that Estimate
has been or is proposed to be used for payments to any of the persons required to be named as executive officers, directors or promoters in response to Item 3 above. If the amount is unknown, provide an estimate and check the box next to the amount.

Clarification of Response (if Necessary)

Signature and Submission

Please verify the information you have entered and review the Terms of Submission below before signing and submitting this notice.

Terms of Submission. In Submitting this notice, each identified issuer is:

Notifying the SEC and/or each State in which this notice is filed of the offering of securities described and undertaking to furnish them, upon written request, in accordance with applicable law, the information furnished to offerees.*

Irrevocably appointing each of the Secretary of the SEC and the Securities Administrator or other legally designated officer of the State in which the issuer maintains its principal place of business and any State in which this notice is filed, as its agents for service of process, and agreeing that these persons may accept service on its behalf, of any notice, process or pleading, and further agreeing that such service may be made by registered or certified mail, in any Federal or state action, administrative proceeding, or arbitration brought against the issuer in any place subject to the jurisdiction of the United States, if the action, proceeding or arbitration (a) arises out of any activity in connection with the offering of securities that is the subject of this notice, and (b) is founded, directly or indirectly, upon the provisions of: (i) the Securities Act of 1933, the Securities Exchange Act of 1934, the Trust Indenture Act of 1939, the Investment Company Act of 1940, or the Investment Advisers Act of 1940, or any rule or regulation under any of these statutes; or (ii) the laws of the State in which the issuer maintains its principal place of business or any State in which this notice is filed.

Certifying that, if the issuer is claiming a Rule 505 exemption, the issuer is not disqualified from relying on Rule 505 for one of the reasons stated in Rule 505 (b)(2)(iii).

* This undertaking does not affect any limits Section 102(a) of the National Securities Markets Improvement Act of 1996 ("NSMIA") [Pub. L. No. 104-290, 110 Stat. 3416 (Oct. 11, 1996)] imposes on the ability of States to require information. As a result, if the securities that are the subject of this Form D are "covered securities" for purposes of NSMIA, whether in all instances or due to the nature of the offering that is the subject of this Form D, States cannot routinely require offering materials under this undertaking or otherwise and can require offering materials only to the extent NSMIA permits them to do so under NSMIA's preservation of their anti-fraud authority.

Each identified issuer has read this notice, knows the contents to be true, and has duly caused this notice to be signed on its behalf by the undersigned duly authorized person. (Check this box and attach Signature Continuation Pages for signatures of issuers identified in Item 1 above but not represented by signer below.)

Issuer

Glenmont Real Estate Partners III REIT

Name of Signer

Lawrence A. Kestin

Signature

Title

Chief Executive Officer and President

Number of continuation pages attached:

2

Date

March 13, 2009

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.

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Item 3 Continuation Page

Item 3. Related Persons (Continued)

Last Name First Name Middle Name
Street Address 1 Street Address 2
City State/Province/Country Zip/Postal Code
Relationship(s): Executive Officer Director Promoter
Clarification of Response (if Necessary)

Last Name First Name Middle Name
Street Address 1 Street Address 2
City State/Province/Country Zip/Postal Code
Relationship(s): Executive Officer Director Promoter
Clarification of Response (if Necessary)

Last Name First Name Middle Name
Street Address 1 Street Address 2
City State/Province/Country Zip/Postal Code
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Clarification of Response (if Necessary)

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Clarification of Response (if Necessary)

(Copy and use additional copies of this page as necessary.)

Item 12 Continuation Page

Item 12. Sales Compensation (Continued)

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Phyllis J. Beck Street Address 1 <input type="text" value="1175 Peachtree Street, N.E."/>		<input type="text" value="1020488"/> Street Address 2 <input type="text" value="100 Colony Square, Suite 2120"/>	<input type="checkbox"/> No CRD Number
City <input type="text" value="Atlanta"/>	State/Province/Country <input type="text" value="GA"/>	Zip/Postal Code <input type="text" value="30361"/>	

States of Solicitation All States

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Recipient <input type="text"/> (Associated) Broker or Dealer <input type="checkbox"/> None		Recipient CRD Number <input type="text"/> (Associated) Broker or Dealer CRD Number	<input type="checkbox"/> No CRD Number
Street Address 1 <input type="text"/>		Street Address 2 <input type="text"/>	<input type="checkbox"/> No CRD Number
City <input type="text"/>	State/Province/Country <input type="text"/>	Zip/Postal Code <input type="text"/>	

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