

88-43 76th AVENUE

GLENDALE, NY 11385



FOR LEASE
OFFICE

CONFIDENTIAL

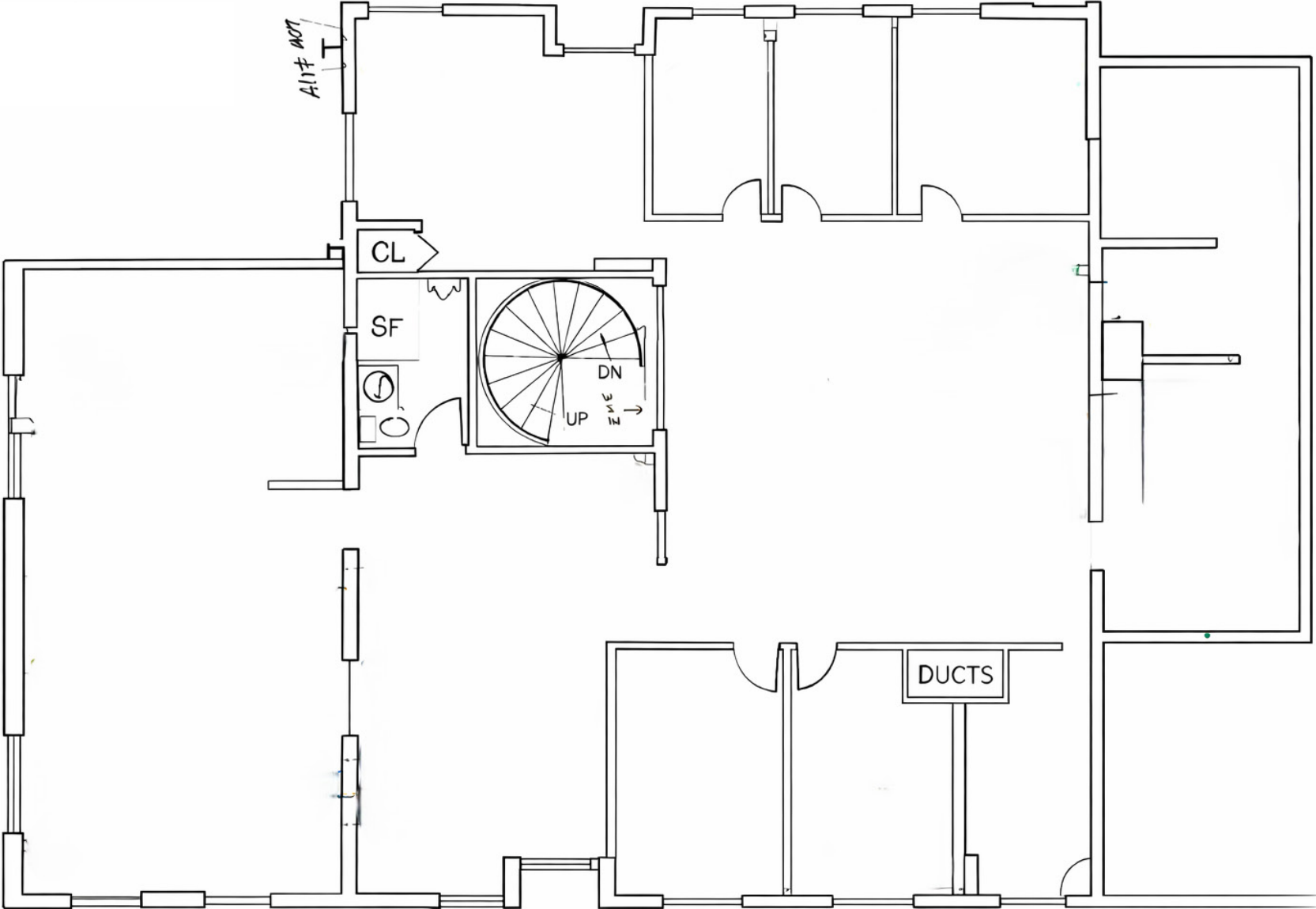
LEASING OVERVIEW

SPACE	SIZE	RENTAL RATE	LEASE TYPE	USE	POSSESSION
1st Floor - Suite 101	500 RSF	\$48.00 / RSF	Full Service Gross	Office	Immediate
2nd Floor – Full Floor	3,000 RSF	\$24.00 / RSF	Modified Net	Office	Immediate

ADDITIONAL RENTS	MODIFIED NET	FULL SERVICE GROSS
Real Estate Taxes	Proportionate Share Over Base Year	Landlord's Responsibility
Utilities	Proportionate Share	Landlord's Responsibility

FEATURES:

- 500 RSF 1st floor office with private bathroom
- 3,000 RSF full-floor office unit with central open workspace
- Private perimeter offices and executive suites with natural light
- Dedicated server/IT room and multiple storage areas
- Access to shared 3rd floor conference room
- Delivered in clean, move-in ready condition



INTERIOR PHOTOS

1ST FLOOR – SUITE 101



INTERIOR PHOTOS

2ND FLOOR – FULL FLOOR



INTERIOR PHOTOS

2ND FLOOR – FULL FLOOR





MAP



CONFIDENTIALITY & DISCLAIMER

The information contained in this Leasing Brochure is confidential and has been provided solely to assist prospective tenants in evaluating the available space described herein. It may not be copied, distributed, or used for any other purpose without the prior written consent of Stonefield Real Estate LLC. By accepting this brochure, the recipient agrees to maintain its confidentiality.

This brochure is intended as a summary of the property and available leasing opportunities to gauge interest. It is not an exhaustive document and should not replace a thorough independent investigation. Stonefield Real Estate LLC and the property owner make no representations or warranties as to the accuracy or completeness of the information contained herein, including but not limited to square footage, floor plans, zoning, condition, permitted uses, or building systems.

All information has been compiled from sources believed to be reliable; however, it has not been independently verified. Any estimates of expenses or representations of property condition are illustrative only and are not guarantees of future performance or suitability.

The landlord reserves the right to modify or withdraw any space from the market at any time without notice or obligation. Any lease agreement is subject to final approval and execution of a mutually acceptable lease by both landlord and tenant.

STONEFIELD

REAL ESTATE

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