

Exclusive Agent: Robert M. Levine, Esq.

**FOR LEASE**

300 Waverly Avenue, Mamaroneck, NY 10543

Space 1



Warehouse Space "1A"

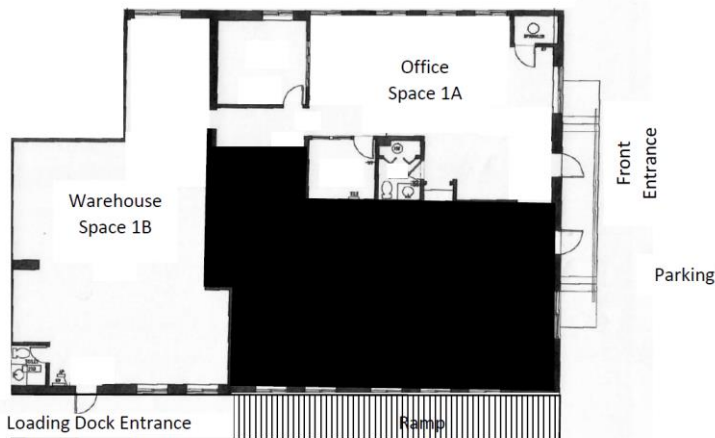


Office Space "1B"



300 WAVERLY AVENUE, MAMARONECK, NY 10543

SPACES 1A & 1B



Parking Lot

**Warehouse and Flex/Office Space available for lease features:**

- $\pm 1,940$  r.s.f. of elevated warehouse and office space
- **Loading dock and ramp** access with separate office entrance.
- **Private office** and two restrooms.
- **Sprinklered office and warehouse.**
- **Parking:** Private parking lot with 4 reserved passenger parking spaces included.
- **Asking Monthly Base Rent:** \$3,000.00
- **Utilities:** separately metered @ Tenant's expense and in Tenant's name.
  - Natural gas heat
  - electric HVAC
- **Additional Rent:**
  - Real Estate Taxes @ \$1.50/r.s.f. = \$242.50/mo.
  - Snow Removal, variable @ 10% of cost (apprx \$500-800/yr.)
- **Security** – 2 Months' Base Rent
- **Limited Personal Guaranty** through date that Tenant vacates
- **Term:** negotiable
- **Tenant Improvements** @ Tenant's expense, including plumbing and submeter
- **Rent Abatement:** negotiable