

Conveniently Located, Furnished Office Space
Available for Sub-Lease
+/- 5,457 Square Feet

**100 Grasslands Road, Elmsford, NY
(Prime Corporate Park Setting)**



Property Highlights:

- +/- 5,457 SF Office Space for Sub-Lease
- Furnished for Seamless Move-In
- Tenant Space Located Next to Main Building Entrance, Highly Accessible
- Ample Parking Available
- Dedicated HVAC Unit for Exclusive Use
- Overhead Door Availability
- Exceptionally Located Office Park Setting
- Highly Convenient to all Major Roadways
- Very Well-Maintained Property
- High Credit Tenant in Place
- Sub-Tenant Improvements Available
- Existing Lease Through end of 2031, Open to all Term Durations

For more information or to view this property, contact 914.422.0100

David Richman at x 13 or David@Rakowgroup.com

Nico Rossi at x 17 or Nico@Rakowgroup.com

10 New King Street, White Plains, NY 10604 | RakowGroup.com

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**Immaculate Building Lobby
Premises Located Directly Next to Main Building Entrance
Two (2) Double Glass Doors Leading into Tenant Space**



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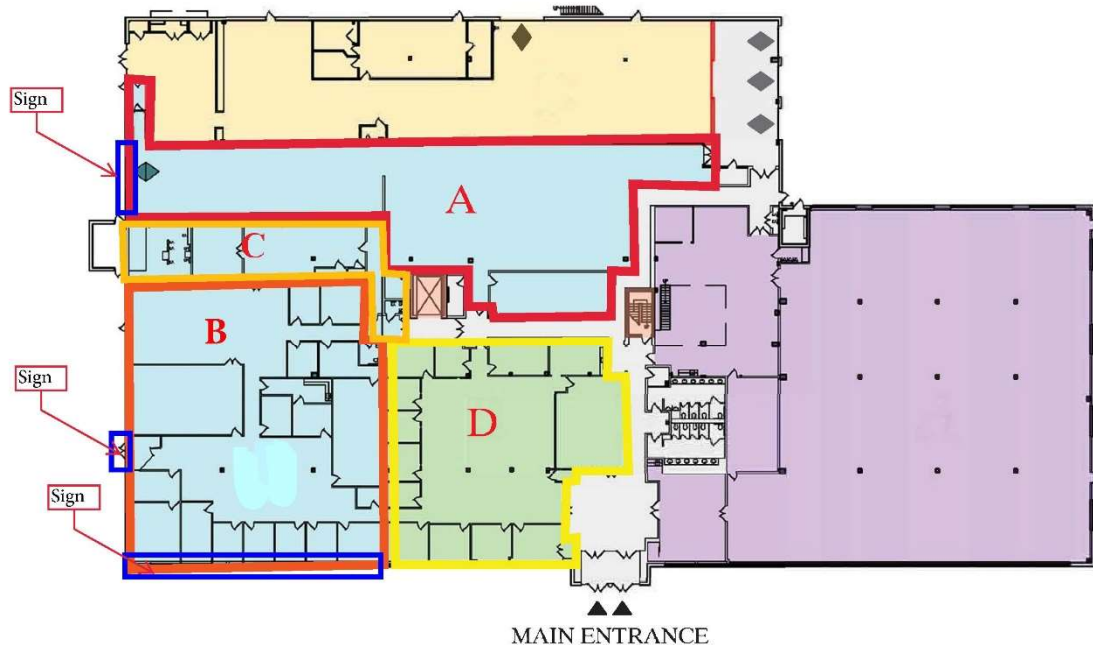
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Existing Floor Plan Sublet Premises = SPACE "D"

Current Layout with Furnished Offices and Workstations Includes:

- *Nine Offices (4 Windowed, 5 Interior with Glass Sidelights)
- *+/- 14 Enclosed Cubicle Workstations with Desks
- *Conference Room
- *Full Pantry with Sink, Countertop and Cabinetry
- *Large Storage Room with Separate Entrance, Plus Additional Smaller Storage Room



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