

GE GRACE

COMMERCIAL REAL ESTATE



FOR LEASE | Office Space
The Offices at Atlas Park
8000 Cooper Ave
Glendale, NY 11385

PROPERTY OVERVIEW

<u>Suite</u>	<u>Area (rsf)</u>
Bldg 8/8211	963 rsf
Bldg 8/8214	2,446 rsf
Bldg 8/8307	1,338 rsf
Asking Rent:	\$38 per rsf*
Escalations:	<ul style="list-style-type: none"> • Real estate taxes above a base year • Annual increase in lieu of operating escalations
Electric:	\$3.50 per rsf
Term:	3 to 10 years
COMMENTS:	<ul style="list-style-type: none"> • *Low loss factor • Ample parking • Easy access to dining and shops • Central location for clients • Bright Spaces with high ceilings • Spaces are in move-in condition • Great environment to attract and retain employees

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**FOR MORE INFORMATION,
PLEASE CONTACT THE EXCLUSIVE BROKERS:**
George Grace 646-312-6800 | Grace@GEGrace.com
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A brokerage commission in accordance with our principal's schedule of rates and commissions, on file and available upon request, will be paid, when received by us to the procuring broker, having executed and delivered to us our brokerage agreement, who (i) consummates a sale, but only if, as and when title passes, or (ii) consummates a lease or sublease which has been executed by both the landlord and tenant, approved as required, and duly consented to by landlord or the over-landlord in the event of a sublease. This writing does not constitute, and shall not be construed as, an employment; and no commission shall be deemed earned, due or payable unless and until a sale, lease or sublease (as the case may be) is fully consummated.