



Unsurpassed Representation for the
Leasing of Commercial Property

KNOWLEDGE. EXPERTISE. EFFICIENCY.

RAKOW

COMMERCIAL REALTY GROUP

RakowGroup.com



In commercial lease negotiations, most company owners and executives have much less experience and knowledge than the landlord or leasing agent who is sitting across the table. Adding a Rakow Commercial Realty Group (RakowGroup) Tenant Representative to your team will give you more leverage, rights, and flexibility at no cost to you. Traditionally, landlords have a commission built into virtually every lease. If you do not use us, the landlord or their agent keeps the commission, and you have nobody looking out for your best interest. When you use RakowGroup to work on your behalf, the brokerage fee is commonly paid by the landlord. You do not typically pay anything out of pocket to us, yet you will receive all the benefits of our expert service and advice.

Our tenant representation services are utilized by hundreds of commercial tenants every year. We provide expert representation on relocations, lease renewals, lease renegotiations, expansions, and contractions.

RakowGroup can negotiate a better lease for you because we are highly trained, have excellent negotiating skills, and are experts in dealing with landlords and building agents. Our team has thorough up-to-the-minute knowledge of the deals being done and lease options available.

At the same time, we do a thorough review of many other critical lease terms, giving our clients tremendous flexibility on important issues. Building agents cannot and will not advocate for you. You need your own representative to look out for your needs. What could be better than having great representation, and having it not cost a thing?

RakowGroup dealt with the landlord on our behalf and secured very attractive lease terms for us. They went above and beyond. We highly recommend RakowGroup!"

~Robert Sesti, Esq., Sesti Law Firm

Top Five Reasons Your Business Needs RakowGroup Tenant Representation

1 YOUR TIME IS VALUABLE

Don't waste your time looking at properties that aren't a match for your needs. Use your time to make money. The lease is only the beginning. We help you through the entire process to ensure all goes smoothly and efficiently.

2 DON'T EXPECT AN OWNER OR A LISTING AGENT TO REPRESENT YOUR BEST INTERESTS

We are tenant advocates. We create the leverage you need to negotiate the best deal on your behalf.

3 KNOWLEDGE IS POWER

We know the buildings and the players. Our knowledge and negotiating skills work to your advantage.

4 WHAT YOU DON'T KNOW CAN HURT YOU

When was the last time you negotiated a lease? If you try this on your own, you may make a mistake which can cost you dearly for many years to come. You need a savvy commercial real estate professional committed to getting you the best deal.

5 WE ARE HERE FOR YOU

We can show you all the available space that's right for you and can help you to carefully analyze and compare the economics of each lease under consideration. Then we will carefully review your lease agreement to ensure that all of the agreed-upon terms are present. That's why our clients keep coming back and why they readily refer us to friends and colleagues.

About Rakow Commercial Realty Group

Rakow Commercial Realty Group, Inc. is a full service commercial real estate brokerage firm with deep local roots and extensive affiliations nationwide. We specialize in helping tenants negotiate, renegotiate, renew, and extend existing leases, or to relocate to new office, medical, retail or industrial space. We have been representing tenants, buyers, landlords sellers and investors in commercial property leasing, buying, and selling since 1985, and we predominately service Westchester, Fairfield, Rockland, Putnam and Bergen Counties.

Our services include:

- Lease relocations, renegotiations, renewals, extensions, expansions, contractions, subleasing and negotiated buy-outs
- Acquisitions of commercial property for user-occupancy and/or investment purposes including 1031 exchanges
- Dispositions of commercial property to the optimal buyers for maximized returns
- Real Estate Strategic Planning

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