

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](mailto:David@Rakowgroup.com)**

**Nico Rossi at x 17 or [Nico@Rakowgroup.com](mailto:Nico@Rakowgroup.com)**

**10 New King Street, White Plains, NY 10604 | [RakowGroup.com](http://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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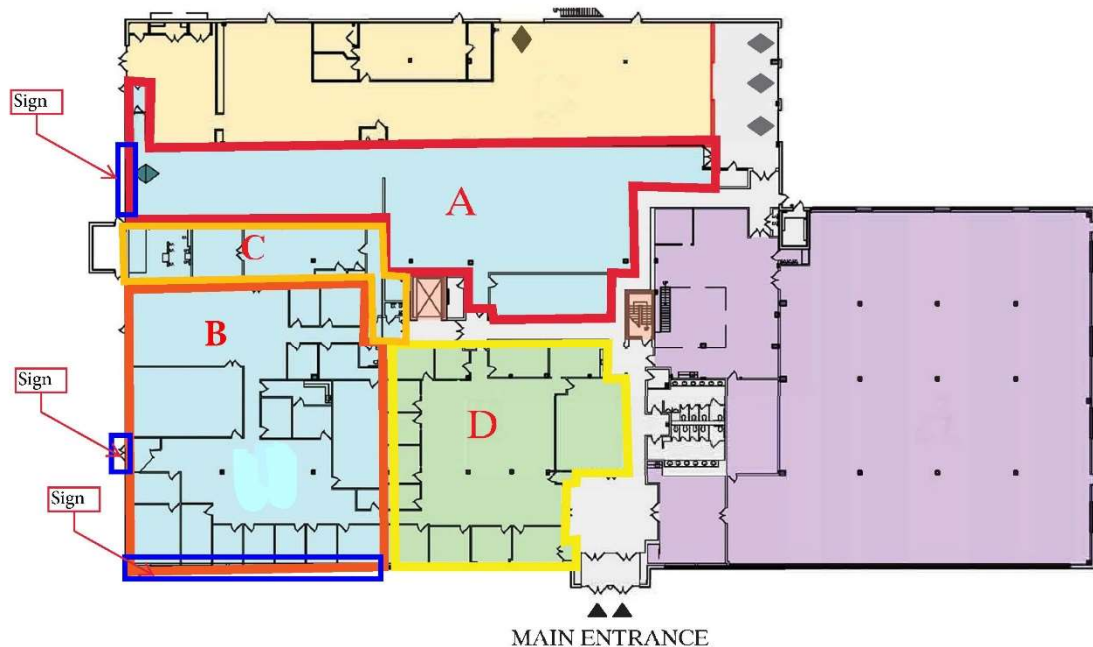
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## Conveniently Located, Furnished Office Space Available for Sub-Lease

### 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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