

G.E. Grace & Company, Inc., as the exclusive leasing agent, is pleased to present Harlem's newest commercial development:

EAST HARLEM

2082 LEXINGTON AVENUE AT 126TH STREET

NEW OFFICE DEVELOPMENT



Gateway II: a new 60,000-SF commercial development

Harlem's Newest Development
Gateway II
2082 Lexington Avenue

Gateway II (2082 Lexington Avenue)

- LOCATION:** Southwest Corner of 126th St. and Lexington Avenue
- FLOOR/AREA:** **Entire 2nd Floor: 10,337 RSF (Signage Opportunity)**
Part 4th Floor: 5,700 RSF
- RENTAL RATE:** \$40 per rentable square foot
(Electric direct metered, 3% Escalation, ICIP- real estate tax increases are limited for approximately 15 years)
- POSSESSION:** September 2009
- TERM:** 10 to 15 Years
- COMMENTS:**
- Brand New Building—glass and steel construction.
 - Great Light, High Ceilings.
 - Expansion space on the ground floor may be available
 - Landlord will build to suit—Workletter included.
 - Tenant controlled HVAC.
 - At East Side IRT express subway stop (3 stops to Grand Central); one block to MetroNorth Station, LaGuardia Airport bus, 8 other express and local busses.
 - Qualified NY State Empire Zone (Sales Tax, Utility Benefits).
 - Qualifies for New York City REAP program
 - 24 Hour/7 Day Access.

A full commission in accordance with our principal's schedule of rates and commissions will be paid, when received by us, to the procuring broker who, having executed and delivered our brokerage agreement to us, (i) consummates a sale, but only if, as and when title passes, or (ii) consummates an office space or sublease which has been executed by both the landlord and tenant, approved as required, and duly consented by 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. Our principal's schedule for rates and conditions is available upon request. Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.. *Deal Pending.