



and



PRESENT
THE MEDICAL SPACE
AT
ATLAS PARK
Glendale, NY

For more information call, the exclusive agent:
George Grace (grace@gegrace.com) 646-312-6800

A full 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.

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.

The Medical Space @Atlas Park

8000 Cooper Avenue, Glendale, NY 11385

FLOORS

Lower Level: 11,072 rsf
Ground: 10,223 rsf
Second: 9,172 rsf
Total: 30,467 rsf

RENT: ASKING \$60 per rsf

ZONING: M1-1

ELECTRIC: Direct Meter

ESCALATIONS: Real Estate Taxes
Common Area Maintenance (CAM)
Fixed Increase

TERM: 10 years (negotiable)

POSSESSION: Arranged

WORKLETTER: Landlord will consider building for
a credit worthy tenant.

PARKING: ~1,300 covered spaces.

As exclusive agent for Macerich Company
(NYSE: MAC), G.E. Grace & Company, Inc.
is pleased to present The Medical Office
Space @Atlas Park, Glendale, NY.

The Medical Office Space @Atlas Park
offers a serene atmosphere, ease of
access, ample parking and an enjoyable
shopping experience, all in the heart of
Queens. The beautiful and secluded
“quad” is just steps away from the hustle
and bustle of Union Turnpike,
Woodhaven Boulevards, Cooper and
Myrtle Avenues.

The Medical Office Space @Atlas Park
provides the peace and quiet rarely
found in dense urban environments.
Your staff and patients will appreciate
the healing atmosphere.

Come see for yourself. Make an
appointment to explore this rare
opportunity!

Sincerely,
George Grace
G.E. Grace & Company, Inc.

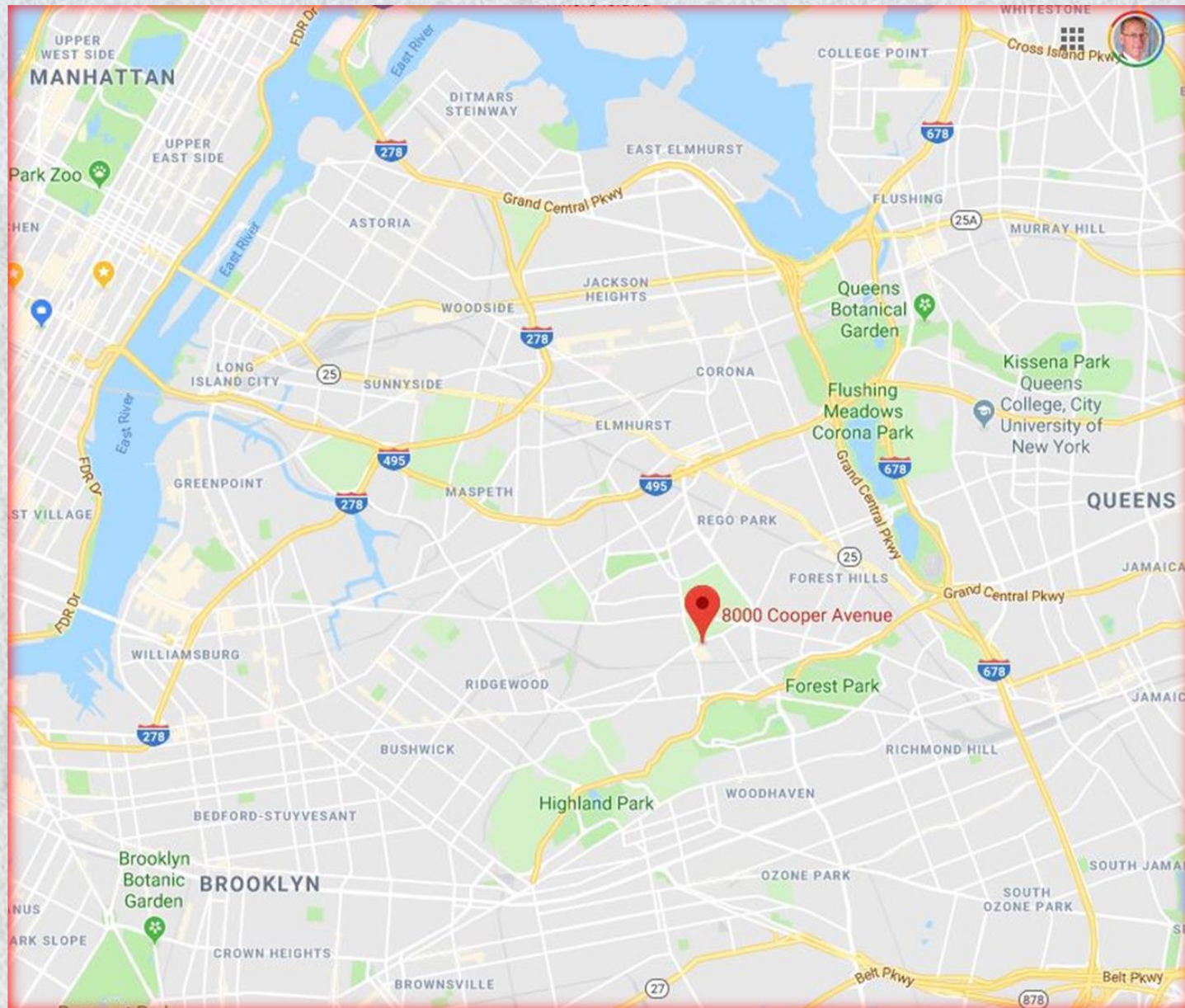
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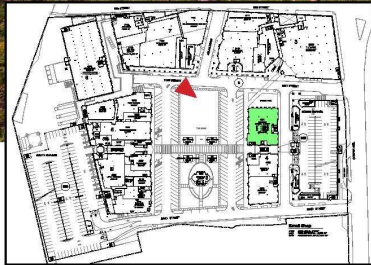
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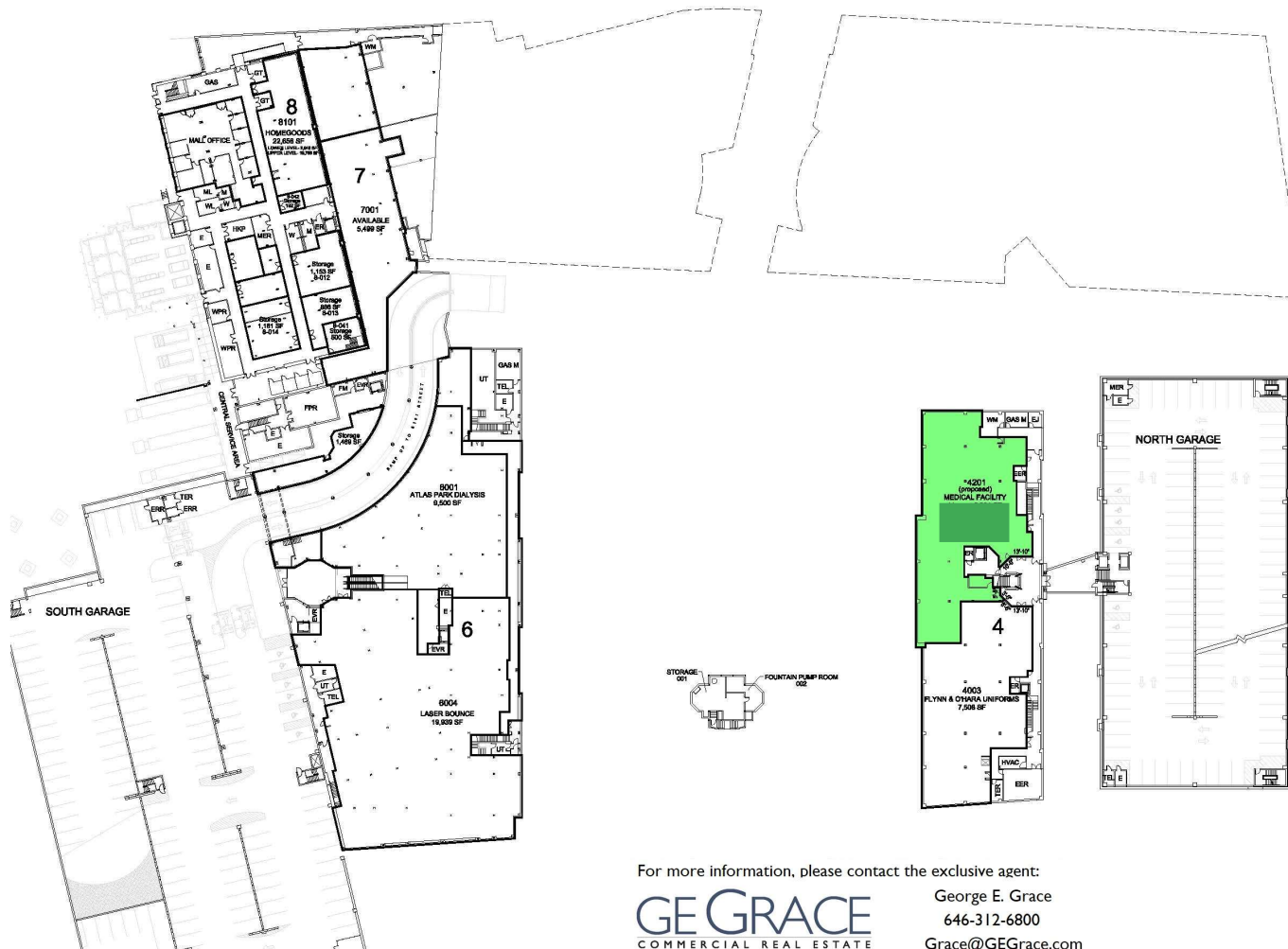
SIGNAGE AND DESIGN PENDING CITY APPROVAL

THE RENDERING ABOVE IS FOR CONCEPTUAL PURPOSES ONLY, NOT FOR CONSTRUCTION. TENANT'S FINAL DESIGN IS SUBJECT TO REVIEW AND APPROVAL AGAINST APPLICABLE CODES, ORDINANCES AND TENANT CRITERIA MANUAL. ALL DIMENSIONS SHOULD BE FIELD VERIFIED.



MEDICAL FACILITY @ THE SHOPS AT ATLAS PARK

JULY 8, 2019



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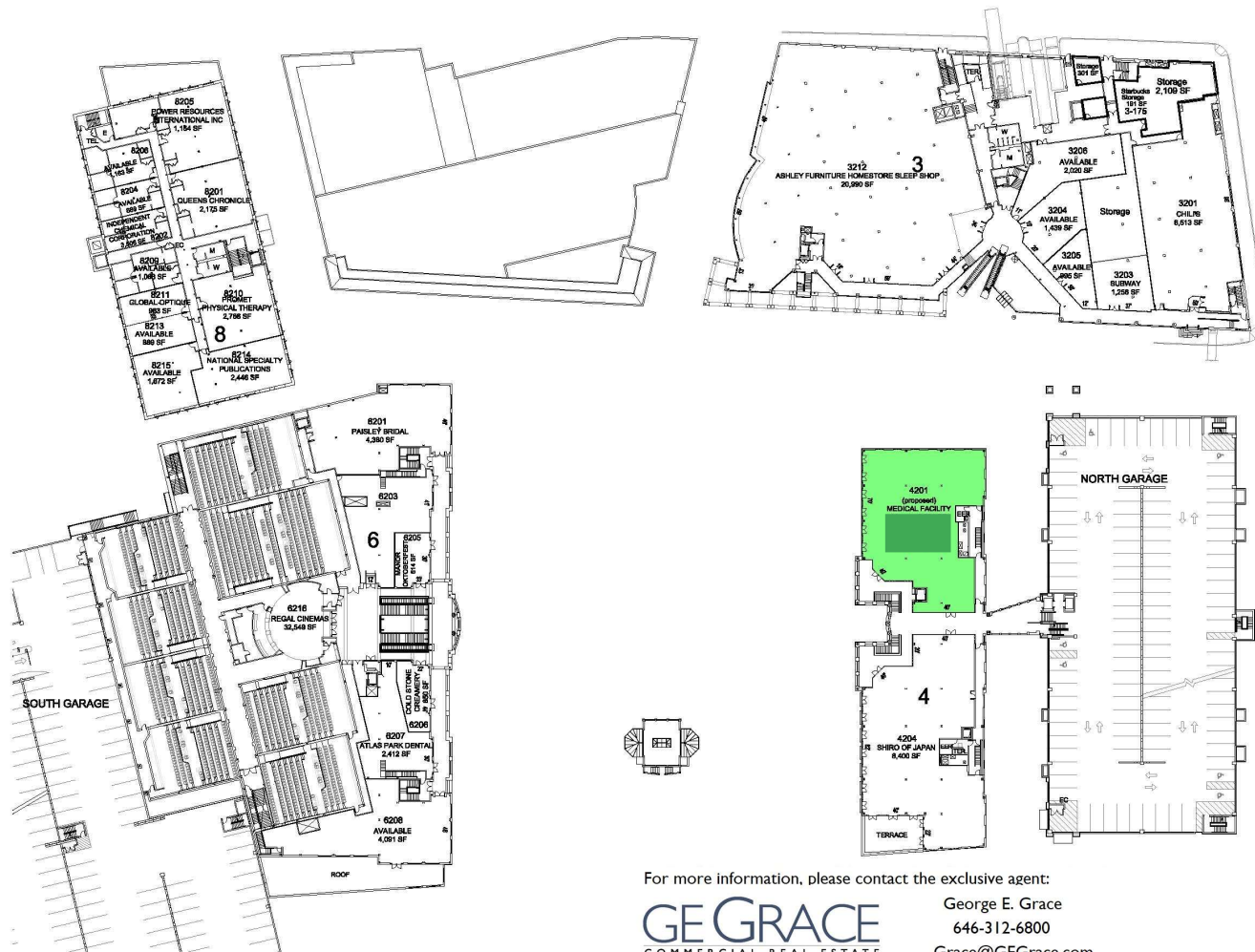
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Lower Level



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Upper Level



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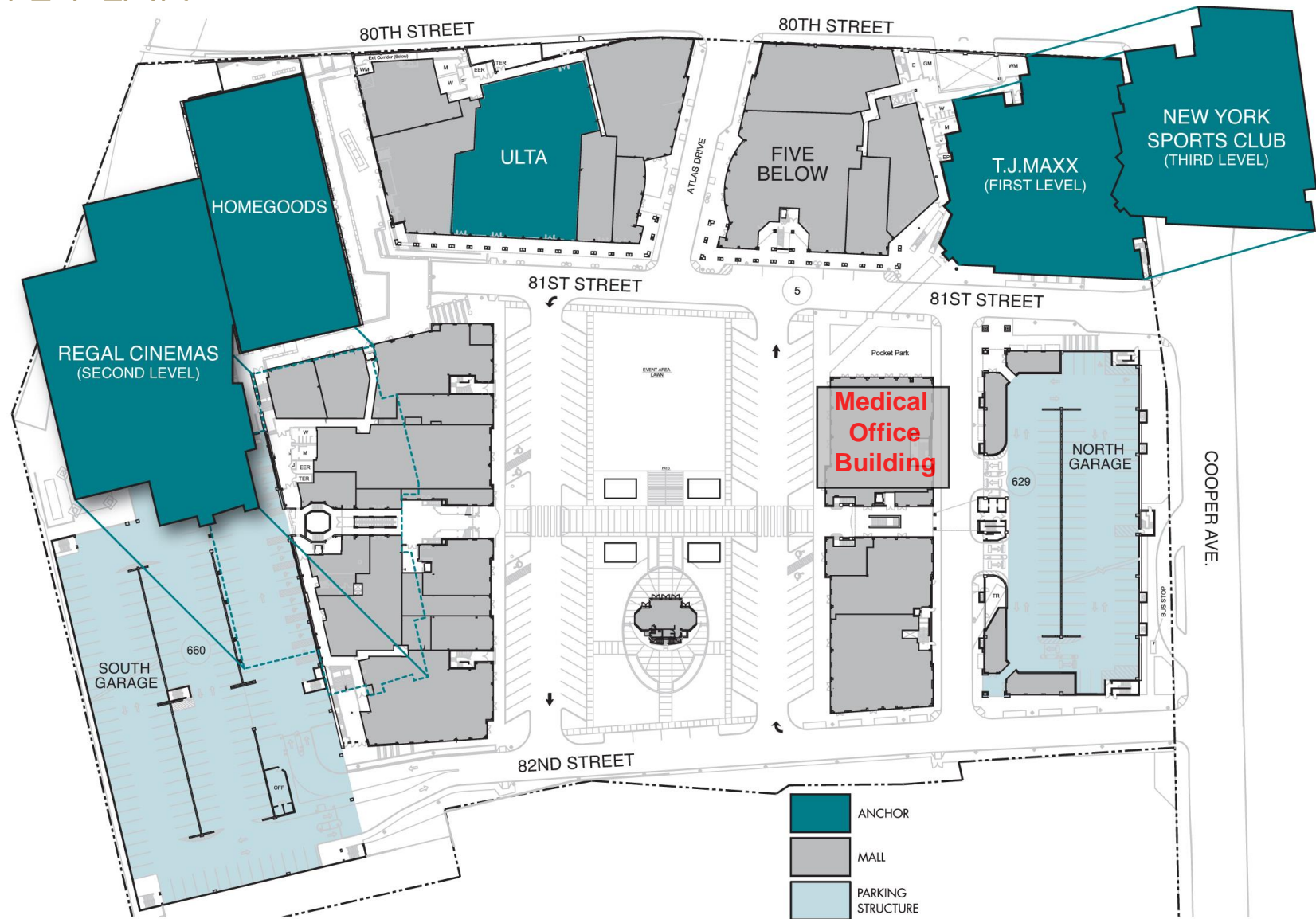
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MEDICAL FACILITY @ THE SHOPS AT ATLAS PARK

JULY 8, 2019

SITE PLAN





THE SHOPS AT ATLAS PARK

The Shops at Atlas Park, a 372,000-square-foot outdoor center, is situated within Central Queens in Glendale, NY. This vibrant community is densely populated and family oriented. Atlas Park offers an outdoor experience with a park-like setting for the entire community.



Over the past few years, Atlas Park has become the gathering place of the community. Through event activation, great entertainment and dining options combined with a diverse retail mix, Atlas Park attracts loyal shoppers and has been positioned for continued growth.

DEMOGRAPHIC SNAPSHOT

	PRIMARY TRADE AREA	TOTAL TRADE AREA	MSA (NY-NJ-PA)
2018 Population	338,250	1,274,694	20,477,969
2023 Population (projection)	346,792	1,312,581	21,025,868
Five-Year Population Growth	2.5%	3.0%	2.7%
Households	129,743	439,035	7,420,036
Average Household Income	\$90,437	\$74,713	\$108,893
Median Household Income	\$66,338	\$53,918	\$74,510
Median Age	39.8	36.7	38.7
White Collar	61.2%	52.5%	64.5%
	1 MILE	3 MILE	5 MILE
Daytime Population	39,691	302,859	785,169

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2018 and 2023.



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MACERICH (NYSE: MAC) AN S&P 500 COMPANY

ONE OF THE NATION'S LEADING OWNERS, OPERATORS & DEVELOPERS OF MAJOR RETAIL PROPERTIES IN
ATTRACTIVE U.S. MARKETS, INCLUDING THE PACIFIC RIM, ARIZONA, CHICAGO AND THE METRO NEW YORK TO WASHINGTON, D.C. CORRIDOR