

Optimal Spaces

REAL ESTATE SOLUTIONS

Introducing THE OPTIMAL SPACES COMPANY

- Representing tenants exclusively and offering them committed and dedicated service. We protect and preserve the tenant's interests to the utmost and without compromise.
- A strategic consultant in site selection, acquisition and disposition, business and economic incentivizing and financing for businesses of all types and sizes.
- A Full Service New York Real Estate Company offering Brokerage, Market Analysis and 7 Business Advisory services to commercial clients seeking retail, office, industrial and space.

If you're seeking retail, office or industrial space...

- We represent YOU, not the Landlord.
- We are superb negotiators and utilize the full gamut of strategies to secure top value on your lease transaction. Our expertise can save you 15-25%, sometimes even more, on your total cost.
- We represent all areas of New York and have a complete database of all available offerings.
- Our market research is on-going and up-to-date. We know what's available, and what the market will bear. You can be confident when you work with us that you will get a fair deal.
- Optimal takes a long-range view. We will not only meet your immediate needs for space, but will continue to serve you as your business objectives change.

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If your focus is retail....

Optimal Spaces will find you space, of course. But we're not just finders. We are a group of experienced professional business consultants who will assist you in reaching your goals and surpassing them. To do that, we factor in all the elements that will determine your success:

- Exposure
- Competition factors
- Prioritization of locations
- Business concept and presentation
- Retail Trends
- Increased speed to market
- Design and Size considerations
- Street access and transportation variables
- Reduced occupancy cost

Then and only then, will we find the right space. And when we do, we will negotiate the most favorable cost and terms possible. We will have fulfilled our purpose and secured for you an "optimal space."

Here are some of the satisfied clients who have worked with Optimal to secure their locations:

Sarar
Sabon
Fotocare
Bennigans
Subway
Ruia

Perez Sanz
P & G Bar
Slate
Clothing Warehouse

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If you are seeking office space....

Optimal is an expert in the acquisition, disposition and subletting of office space. As tenant representatives, our primary focus is on finding our clients the best office space at the best price. But we are also able to assist Landlords in disposing of excess space, and maximizing their own business return while simultaneously aiding the new tenant. We know the City. We know the best buildings. We can find you the best office at the best price.

Here are some of the clients we have serviced:

A Sample Client List:

- Innisfree Mergers and Acquisitions
- RZO Advisors Group
- Belzberg technologies
- Nuverse Advisors LLC
- Triago LLC
- Argent Trading
- Abrams Garfinkel & Rosen
- Brightwater Fund LLC
- Onsite Networks
- C2 Inc Contempo Group
- Clemente Capital
- Connective Corp
- Pierce Mattie Public Relations
- Dog Eat Dog Productions Inc.
- Rag Nation Inc.
- Double Agent
- Red Bull USA
- Douglas-Steinman Products
- Riptech
- Eileen Claman
- Raketu Communications Inc.
- Rutter Associates
- Finnerty Economic Consulting LLC

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If you are an Educational or Not-for Profit Business....

In addition to working with profit based businesses, Optimal Spaces Inc. has completed many transactions on behalf of Educational and Not-For-Profit Entities.

We have gained a keen understanding of the special needs of this client base and the intricacies of securing and negotiating appropriate facilities for these organizations. Optimal is also well versed in all of the requirements for these type of properties and can facilitate their choice and preparation.

Our Education and Not For Profit Group is dedicated to addressing the special needs and concerns of these clients. Services include:

- Facilities Planning
- Strategic Planning
- Market Analysis
- Site Analysis
- Financial Analysis
- Scenario Development
- Real Estate Portfolio Analysis
- Location Analysis
- Negotiation for Selected Site

Our client base includes these prestigious institutions:

Aspect Education
Explorer Charter School
Boys Harbor
Village Academies
Childrens' Aid Society
Harlem Childrens' Zone
The Prompt Medical Institute
Turnaround for Children
The Harlem Urban Development Corporation

The Guggenheim Museum
The Goddard School
McCarton Center
NY College of Podiatric Medicine
Harlem Childrens' Zone
Turnaround for Children

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Preparation and Follow-up....

As Tenant Representatives, Optimal assists its clients in making real estate choices that will effectively implement their Business Plans. To accomplish this, we do our homework. Our professionals monitor the real estate marketplace on a continual basis to bring you the most comprehensive and up-to-date information.

Refer to our monthly newsletter for the latest information on trends, market performance, and other relevant matters.

Knowledge is power and Optimal gives its clients the power to conduct their businesses in the most cost-effective and market-savvy ways. Here are the services we provide:

ACQUISITION:

- Macro/Micro Location Studies
- Lease/Purchase Analysis Assessment
- Market Surveys
- Contract Negotiations
- Site Planning and Section
- Financial and strategic consultation

DISPOSITION

- Market/Property Assessment
- Best Use Analysis
- Due Diligence
- Comparative Analysis
- Marketing Strategies/Implementation
- Contract Negotiation
- Client Satisfaction Review