

FOR LEASE

1300 FRANKLIN AVENUE | GARDEN CITY | LONG ISLAND

NEW TO MARKET | OFFICE AND RETAIL SPACE

± 67,000 TOTAL SF AVAILABLE



PROPERTY OVERVIEW



SPACE AVAILABLE

1ST FLOOR ± 8,672 SF
± 2,735 SF

**1ST FLOOR CAN BE COMBINED 11,407 SF*

2ND FLOOR ± 17,382 SF

CONCOURSE ± 36,758 SF
Divisible

SPRINKLERED Yes

ELEVATOR/
ESCALATOR Yes

STORIES 3

PROPERTY ADDRESS:

1300 Franklin Avenue Garden City, NY 11530

ASKING RENT: Upon Request

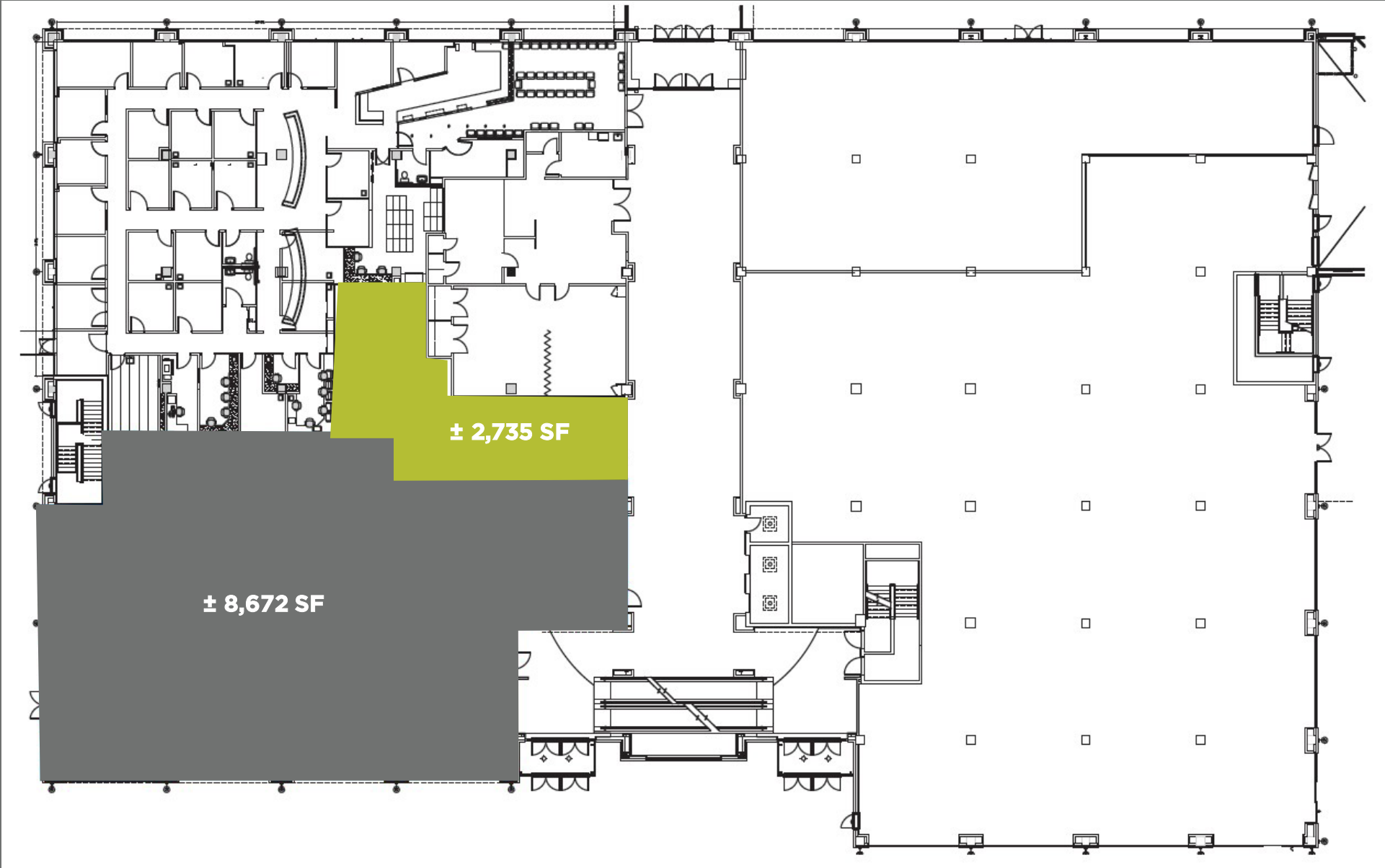
STORES: 2

POSSESSION: Arranged

PROPERTY HIGHLIGHTS:

- Class A Medical Office/ Retail Building
- Co-tenants include NYU Langone Hospital-Long Island, Walgreens, Morgan Stanley & Healthtrax
- Conveniently located near the Northern State Parkway
- 2 minute drive to Mineola Station Commuter Rail
- 22 minute drive to John F. Kennedy International Airport

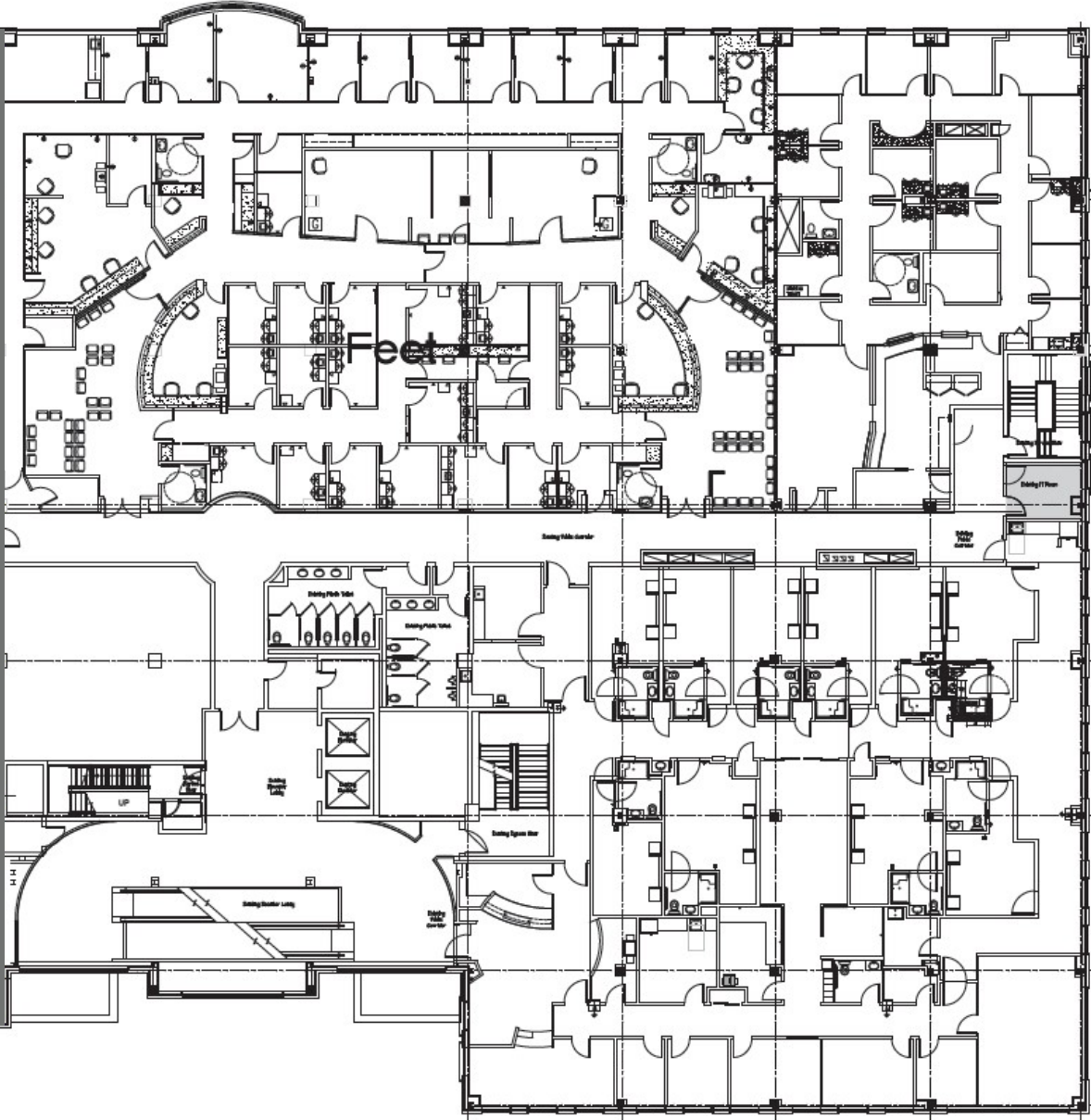
FIRST FLOOR PLAN



**CAN BE COMBINED TO 11,407 SF*

SECOND FLOOR PLAN

± 17,382 SF



CONCOURSE FLOOR PLAN

