



## AVAILABLE SPACES

THIRD FLOOR - SUITE 301

1,300 SF

## SITE HIGHLIGHTS

- Class "A" Office Suites featuring, 24-hour access, abundant surface-level parking, Central Heat and Air-conditioning, and secure storage
- Prestigious Franklin Avenue Corridor; Minutes to NYU Winthrop Hospital; Under 3 miles to LIE; Under 1 mile to Garden City LIRR station; 20-30 minute drive to JFK and LaGuardia airports
- Walking distance from local amenities in the Garden City area ranging from restaurants/bars, fitness centers, entertainment, retail, including: BK Sweeney's Uptown Grill, The French Workshop, Pure Barre, Club Pilates, iL Gufo, and Garden City Skin Care Center
- Two (2) miles from Roosevelt Field Mall

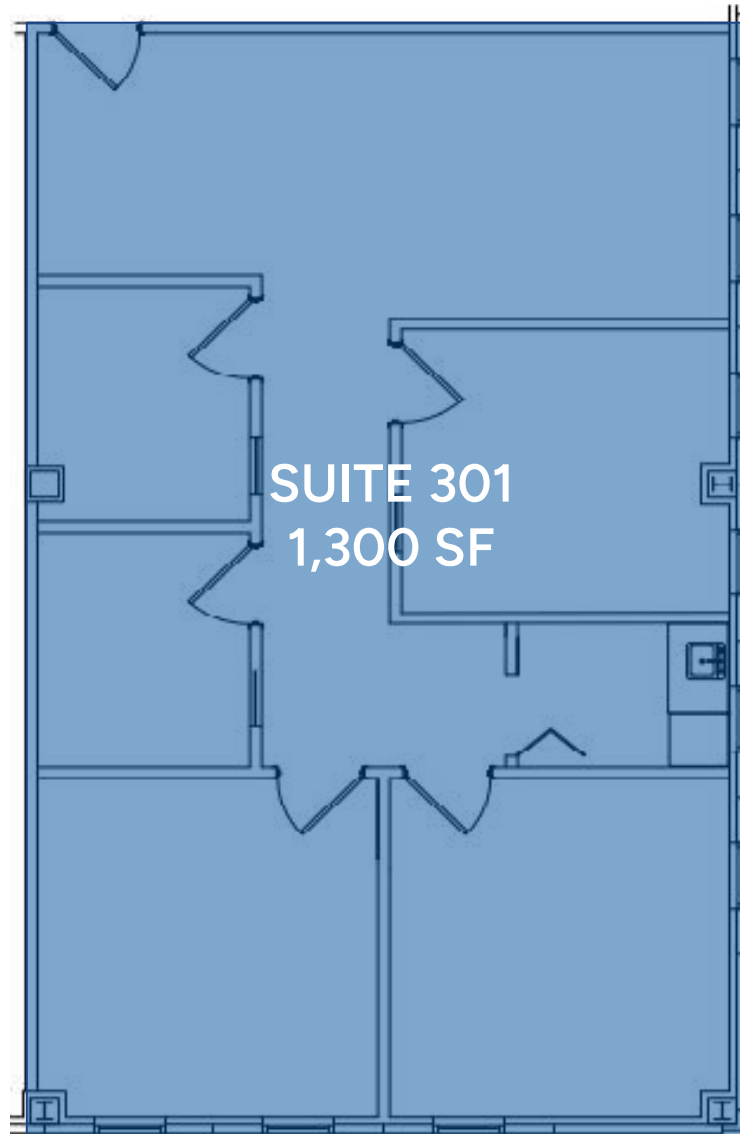
**LEASE RATE** Upon Request

STEEL EQUITIES  
999 S. OYSTER BAY ROAD  
SUITE 200  
BETHPAGE, NY 11714

**Jason Miller**  
516.662.2210 Cell  
516.465.0009 Office  
[jmiller@steelequities.com](mailto:jmiller@steelequities.com)

**Christian Mazzie**  
631.559.7838 Cell  
516.465.0077 Office  
[cmazzie@steelequities.com](mailto:cmazzie@steelequities.com)

THIRD FLOOR

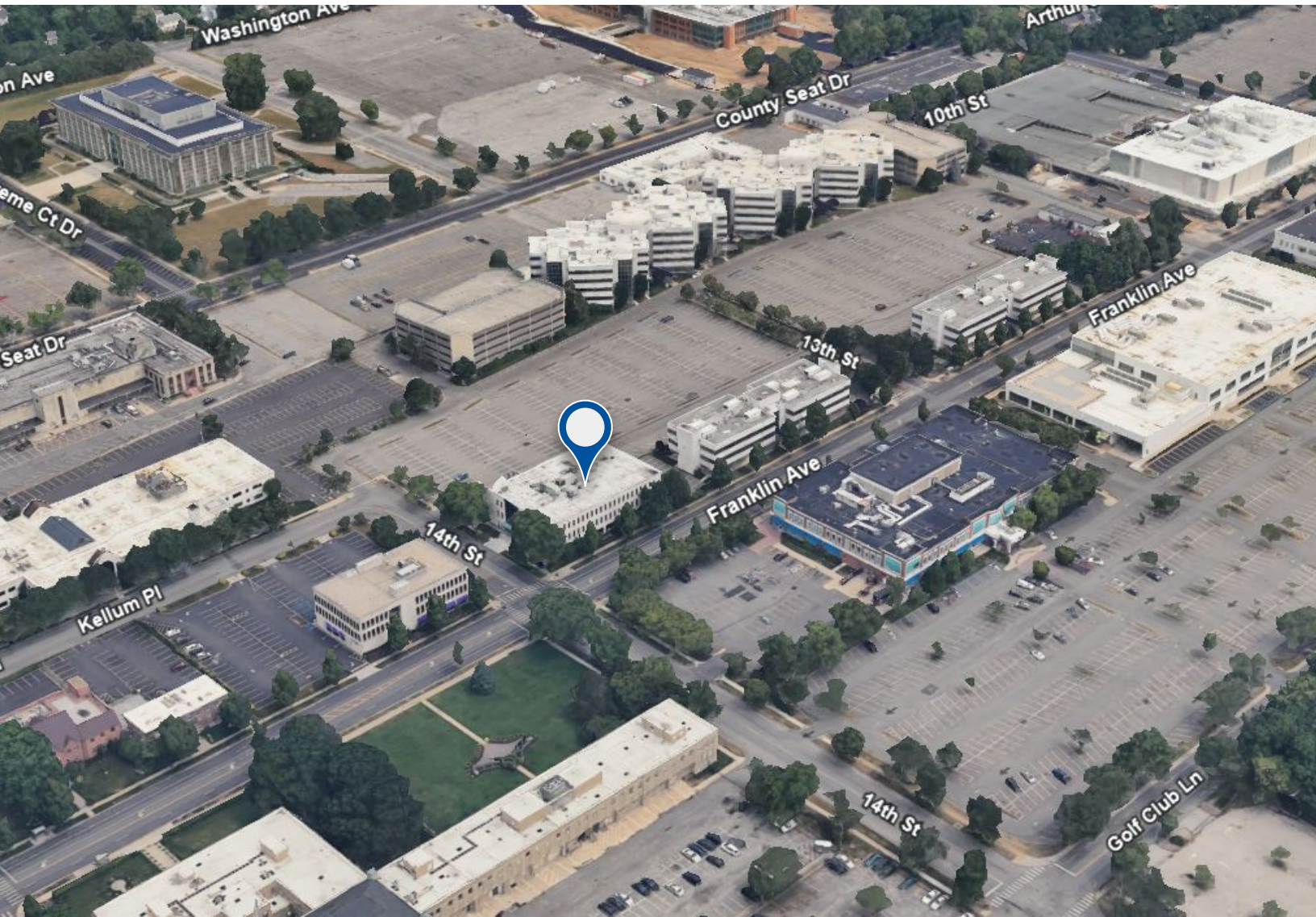


— WINDOWS —









The information contained herein has either been provided by publicly available data or obtained from sources that we deem reliable. The information is subject to errors, omissions, modifications, and to any listing condition not otherwise provided. We have no reason to doubt the accuracy of the details herein but provide no guarantee to its reliability. All zoning, measurements, allowable uses and all other information herein must be independently verified.