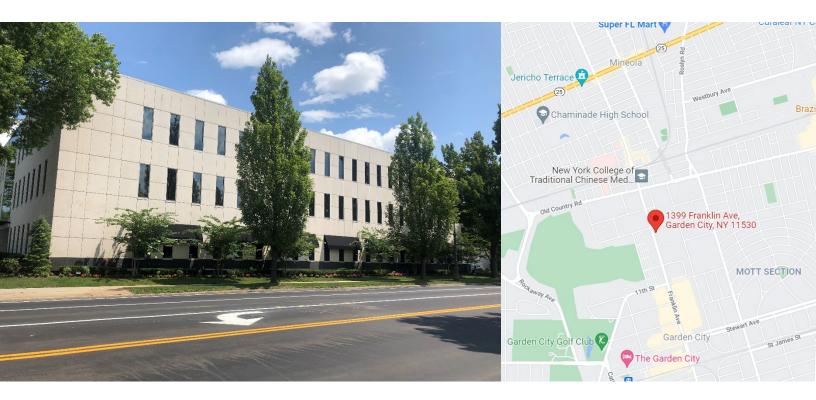
## CLASS "A" OFFICE SPACE LEASING OPPORTUNITY



// Class "A" Building and Location

Steel Equities

- // 24 Hour Access
- // Availability
  - % Second Floor: 5,500 SF
- // Abundant Surface Level Parking
- // Central Heat & AC
- // Secure Storage
- // Proximity to a wide variety
  of local amenities

## Prime Office Leasing Opportunity

1399 Franklin Avenue is a Class "A" Office Building located in the heart of Garden City. This building provides business with modern office suites, 24/7 access, ample surface level parking, and secure storage space if needed. Locally owned and managed, 1399 Franklin Avenue affords all tenants with responsive, resourceful, and timely service.

1399 Franklin Avenue is strategically located on the iconic Franklin Avenue Corridor. This provides access to the best of downtown Garden City with local dining, entertainment, fitness destinations, retail, and professional offices located within blocks of the property. The building is also very accessible having proximity to the LIE, Norther State Parkway, and Seaford Oyster Bay Expressway; LIRR stations/NICE bus stops within walking distance; and being only 30 minutes from JFK and LaGuardia Airport.

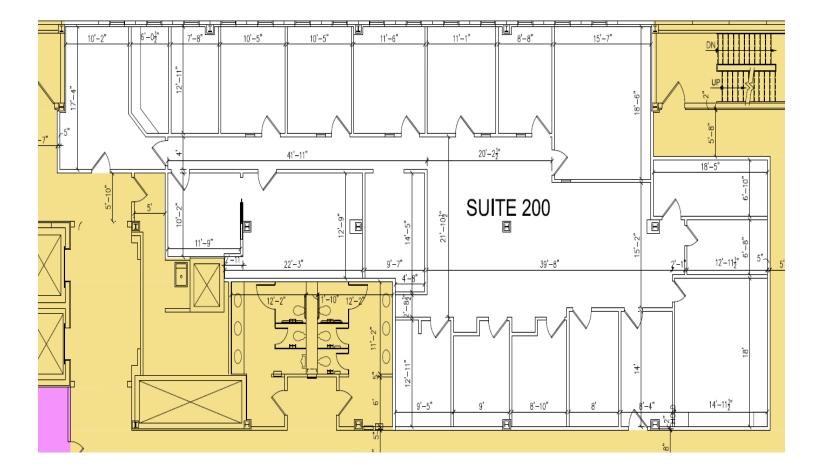
Steel Equities 999 South Oyster Bay Road, Suite 200 Bethpage, New York 11714 Vladi Andrei E: <u>vandrei@SteelEquities.com</u> 0: 516-465-0000

### Jason Miller E: jmiller@steelequities.com 0: 516-465-0000

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 other wise 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.



## CLASS "A" OFFICE SPACE LEASING OPPORTUNITY 1399 Franklin Avenue, Garden City, NY



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#### **Jason Miller**

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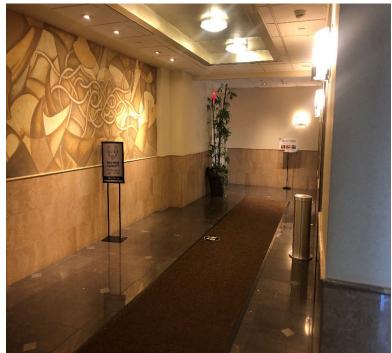
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