

**401 Franklin Avenue, Garden City, NY**

| <b><u>FLOOR</u></b>                      | <b><u>RENTAL RATE</u></b>     | <b><u>AVAILABILITY</u></b> |
|--|-------------------------------|----------------------------|
| <b>New!</b> 2 <sup>nd</sup> Fl./3,438 SF | \$32.50 PSF + \$3.65 electric | Immediate                  |

**COMMENTS**

- Immediate occupancy
- Abundant parking
- Adjacent to the LIRR – Country Life Press Station
- Building amenities include food service and concierge/security desk in building lobby
- Located within the heart of Garden City with close proximity to shops & restaurants
- Access to major roadways such as Old Country Road, Meadowbrook Parkway, etc.

**For further information or to arrange an inspection, please call:**

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500 North Broadway • Suite 165 • Jericho • New York • 11753 • P: 516-942-8300 • F: 516-942-8311

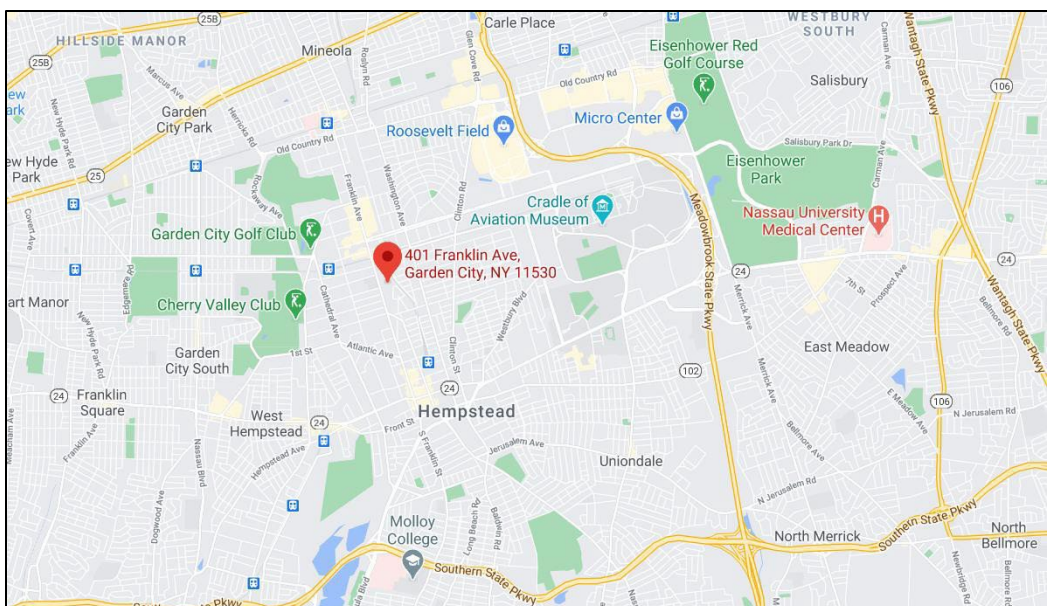
All information furnished regarding either property for sale, rental or the financing is from sources deemed reliable. No representation is made as to the accuracy thereof and submitted subject to errors, change of price, rental rates or other conditions, prior sale, lease or financing, or withdrawal without notice. All areas and dimensions are approximate.



## Additional Building Photos:

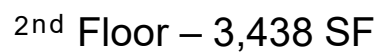


## Location Map:



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