

4,000 Square Feet of Office Space Available Newly Renovated Multi-Tenant Office Building



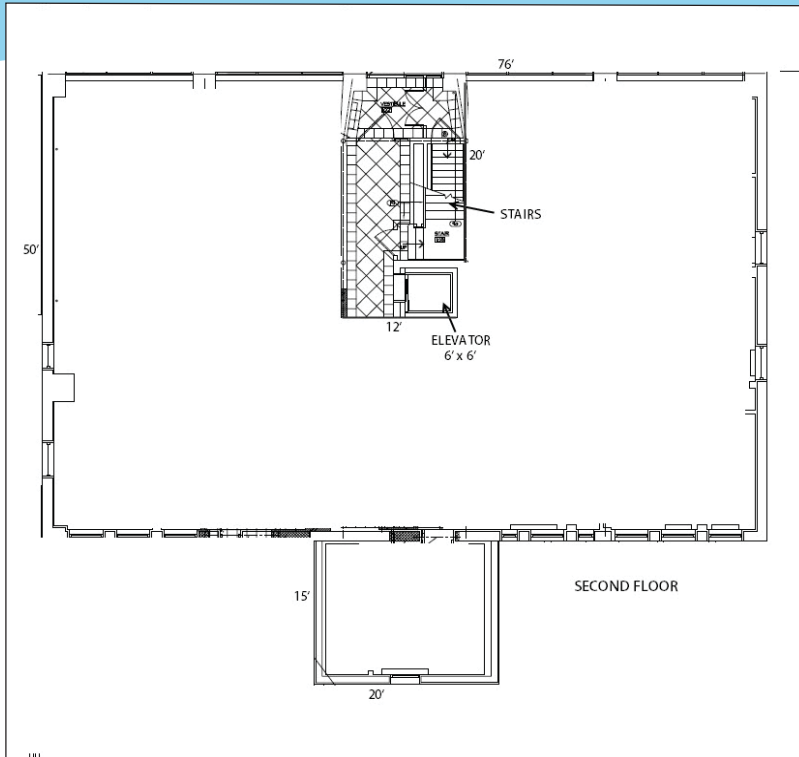
1565 Franklin Avenue, Garden City, New York

Space is available for lease in this 3-story 12,000-square-foot office building with ample private parking, located directly opposite the newly renovated Nassau County Government Headquarters and two blocks from the LIRR Mineola Station. Entire building is available for sale.



- > 4,000 square foot suite available - divisible to 2,000
- > The entire building of 12,000 square feet can be made available for sale
- > Individual suites will be finished to suit
- > Building is in the process of complete renovation
- > Walk to train, courts, government and all retail services

1565 Franklin Avenue, Garden City, New York



Location:

At the corner of Old Country Road and Franklin Avenue. Located two blocks from the LIRR Mineola Station. Walk to courts, government offices, public transportation and all retail services.

Parking:

Private, 30+ car parking at no additional charge

Features:

- On-site Management
- Excellent parking at entrance
- Excellent window ratio (abundance of natural light)
- Lower level storage available

Occupancy:

90 days

Rental:

\$30.00 per square foot full service plus
\$3.25 per square foot for electric

Sale:

\$4,500,000 (\$375.00 per square foot)

Taxes:

\$8.50 per square foot

Description:

12,000 square foot, newly renovated 3-story office building with ample on-site parking. 4,000 square foot suite - divisible to 2,000 square feet. Custom finished to suit.



For Further Information:

Chuck Syage

Licensed Associate Real Estate Broker

HUNT CORPORATE SERVICES, INC.

17 Dupont Street, Suite 4, Plainview, NY 11803

Tel: (516) 937-1000 • Cell: (516) 695-7920

csyage@huntcorp.com

www.huntcorp.com

10/25/2016