

THE ELLIPSE AT GARDEN CITY

NEW YORK

825 EAST GATE BOULEVARD | GARDEN CITY, NY

+/-79,498 SF CLASS A OFFICE BUILDING | LEASING OPPORTUNITY

IMMEDIATE AVAILABILITY



PROPERTY HIGHLIGHTS

- 79,498 SF institutional-quality office building
- Three-story, elevator-served asset
- Striking central atrium providing natural light throughout
- 4.0 / 1,000 SF parking ratio
- 24-hour access with on-site property management
- Established professional tenant roster
- Positioned within the Nassau Hub / Garden City office corridor

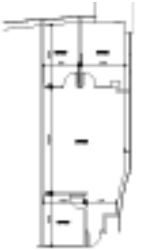


AVAILABLE SPACE IMMEDIATE OCCUPANCY

1,200 SF

2ND FLOOR

[VIEW FLOORPLAN](#)



2,407 SF

2ND FLOOR

[VIEW FLOORPLAN](#)



1,100 SF

2ND FLOOR

[VIEW FLOORPLAN](#)



2,645 SF

3RD FLOOR

[VIEW FLOORPLAN](#)



1,700 SF

3RD FLOOR

[VIEW FLOORPLAN](#)



Old Westbury



Northern State Pkwy

Jericho Tpke

Northe

Old Country Rd



Carle Place



Roosevelt Field Mall
270+ Specialty Stores

Meadowbrook State Pkwy

Stewart Ave

Eisenhower Park / Golf Course

Nassau Community College

Nassau Veterans Memorial Coliseum

Hofstra University

Garden City

Uniondale

Mineola

Mineola

Franklin Ave

Franklin

Stewart Ave

Clinton Rd

Old Country Rd

E Jericho Tpke

Bethpage Tpke

PROPERTY AERIAL



THE ELLIPSE AT GARDEN CITY | 825 EAST GATE BOULEVARD

EFFICIENT, LIGHT-FILLED OFFICE SPACE IN THE HEART OF THE NASSAU HUB



CUSHMAN &
WAKEFIELD

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