

# 1000 STEWART AVENUE

GARDEN CITY, LONG ISLAND

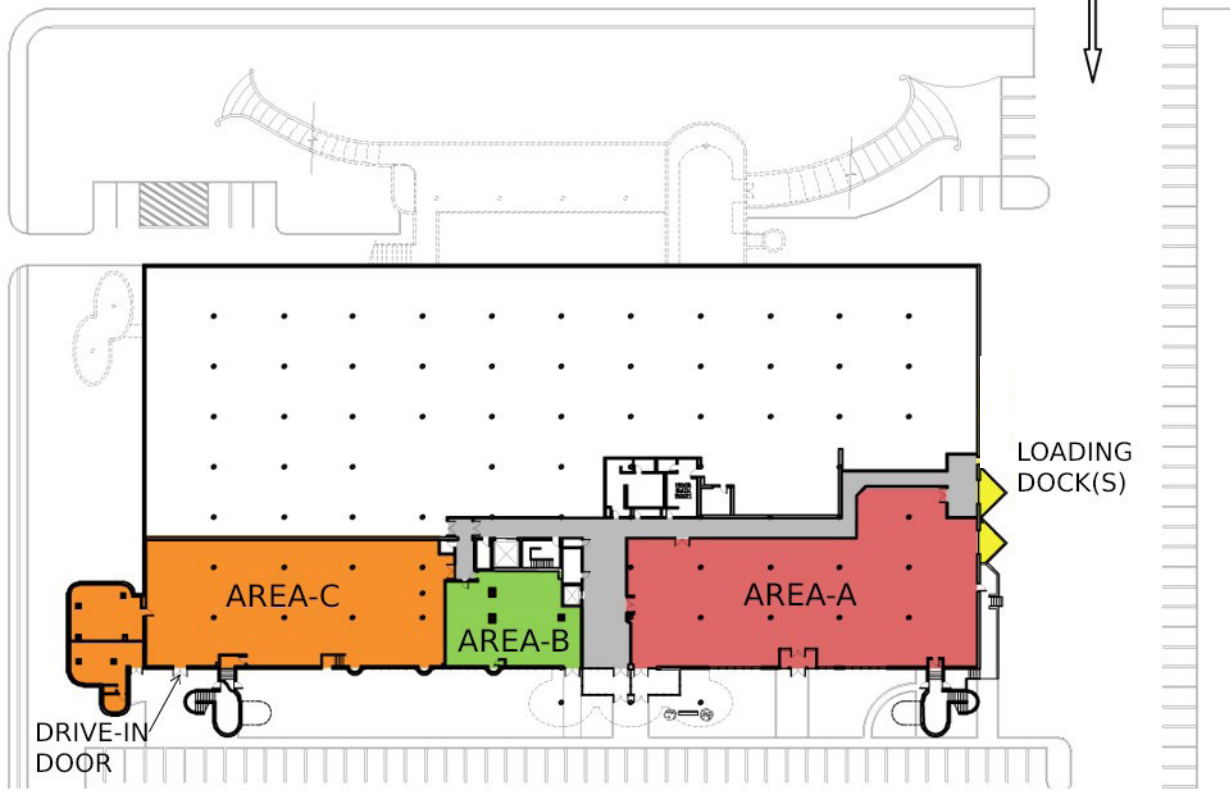


**FOR LEASE** | FLEX SPACE & FLEXIBLE DIVISIONS  
**18,519 SF - 39,466 SF AVAILABLE**



STEWART AVENUE

ENTRANCE



First Floor Plan

## PROPERTY SUMMARY

### AVAILABILITY

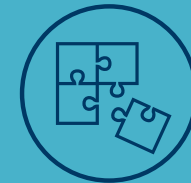
AREA A	10,607 SF
AREA B	2,184 SF
AREA C	8,156 SF
<b>GROUND FLOOR</b>	<b>20,947 SF</b>
AREA A	4,427 SF
AREA D	14,092 SF
<b>SECOND FLOOR</b>	<b>18,519 SF</b>
<b>TOTAL SF</b>	<b>39,466 SF</b>

### HIGHLIGHTS

- 2 Loading Docks / (1 Shared)
- Ample Parking
- Fully Air Conditioned
- Ideal For Wholesale & Distribution, Assemblage, Lab, Medical, and R&D Users



Second Floor Plan



*Potential To Expand into 500  
Endo Blvd. 27,000 SF Office  
Building*

# HIGHLY ACCESSIBLE LOCATION



**ROOSEVELT  
FIELD MALL**

**WHOLE  
FOODS**

**MEADOWBROOK PARKWAY**

**NASSAU  
COLISEUM**

**HOFSTRA  
UNIVERSITY**

**HEMPSTEAD TPKE**

**NORTHERN STATE PKWY**



## LOCATION

PROXIMITY TO 1000 STEWART AVENUE\*

MEADOWBROOK STATE PARKWAY	1 MINUTE
NORTHERN STATE PARKWAY	4 MINUTES
JERICO TURNPIKE	7 MINUTES
SOUTHERN STATE PARKWAY	14 MINUTES
LONG ISLAND EXPRESWAY	10 MINUTES

**FOR MORE INFORMATION,  
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