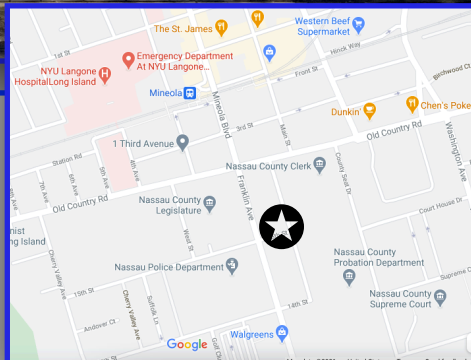
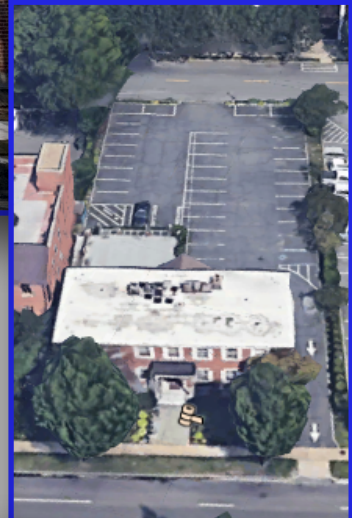




## Exclusive Office Space For Lease

**1461 Franklin Ave, Garden City**  
**Prominent Garden City Address and Location**



### Available Space:

**Lower Level Individual Office Suites**

**-Size- 90sq ft- 153sq ft units**

**-Common Lobby/reception**

**-Conference Room Available**

**2nd Floor- 760 Sq Ft Corner Office Unit**

**Call for Pricing**

### For Information Contact:

**Exclusive Broker**

**FMC Realty Associates**

**Chris Lynch**

**Phone: (516)361-1650**

**Email:[chrislynch@fmcrealty.com](mailto:chrislynch@fmcrealty.com)**

### Building Features:

- **Abundant Dedicated Parking Lot**
- **Downtown/Central Garden City Location in Close proximity to All:**
  - **Mineola LIRR train station (.3 miles)**
  - **NYU Langone Hospital (.35 miles)**
  - **Nassau County Courthouse**
  - **Prolific Restaurants and Shopping**
- **Beautiful and Traditional Georgian Architecture**
- **Renovations to roof, parking lot, HVAC, and interior just completed.**