



SPACE FOR LEASE

1300 FRANKLIN AVE

GARDEN CITY, NEW YORK 11530



FOR MORE INFORMATION, PLEASE CONTACT:

ROBERT KUPPERSMITH

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CUSHMAN & WAKEFIELD OF LONG ISLAND, INC.

175 BROADHOLLOW ROAD, SUITE 235 MELVILLE, NY 11747

WWW.CUSHMANWAKEFIELD.COM



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SPACE AVAILABLE

1ST FLOOR SUITE 1F +/- 8,672 SF

SUITE 1E +/- 1,500 SF

** 1ST FLOOR CAN BE COMBINED 11,407 SF*

2ND FLOOR SUITE 2D +/- 17,382 SF

CONCOURSE +/- 36,758 SF DIVISIBLE

SPRINKLERED YES

ELEVATOR/

ESCALATOR YES

STORIES 3

PROPERTY ADDRESS: 1300 FRANKLIN AVENUE
GARDEN CITY, NY 11530

ASKING RENT: UPON REQUEST

STORIES: 2

POSSESSION: ARRANGED

PROPERTY HIGHLIGHTS:

- CLASS A OFFICE/BUILDING
- CO-TENANTS INCLUDE NYU LANGONE HOSPITAL - LONG ISLAND & WALGREENS
- 2 MINUTE DRIVE TO MINEOLA STATION COMMUTER RAIL
- 22 MINUTE DRIVE TO JOHN F. KENNEDY INTERNATIONAL AIRPORT

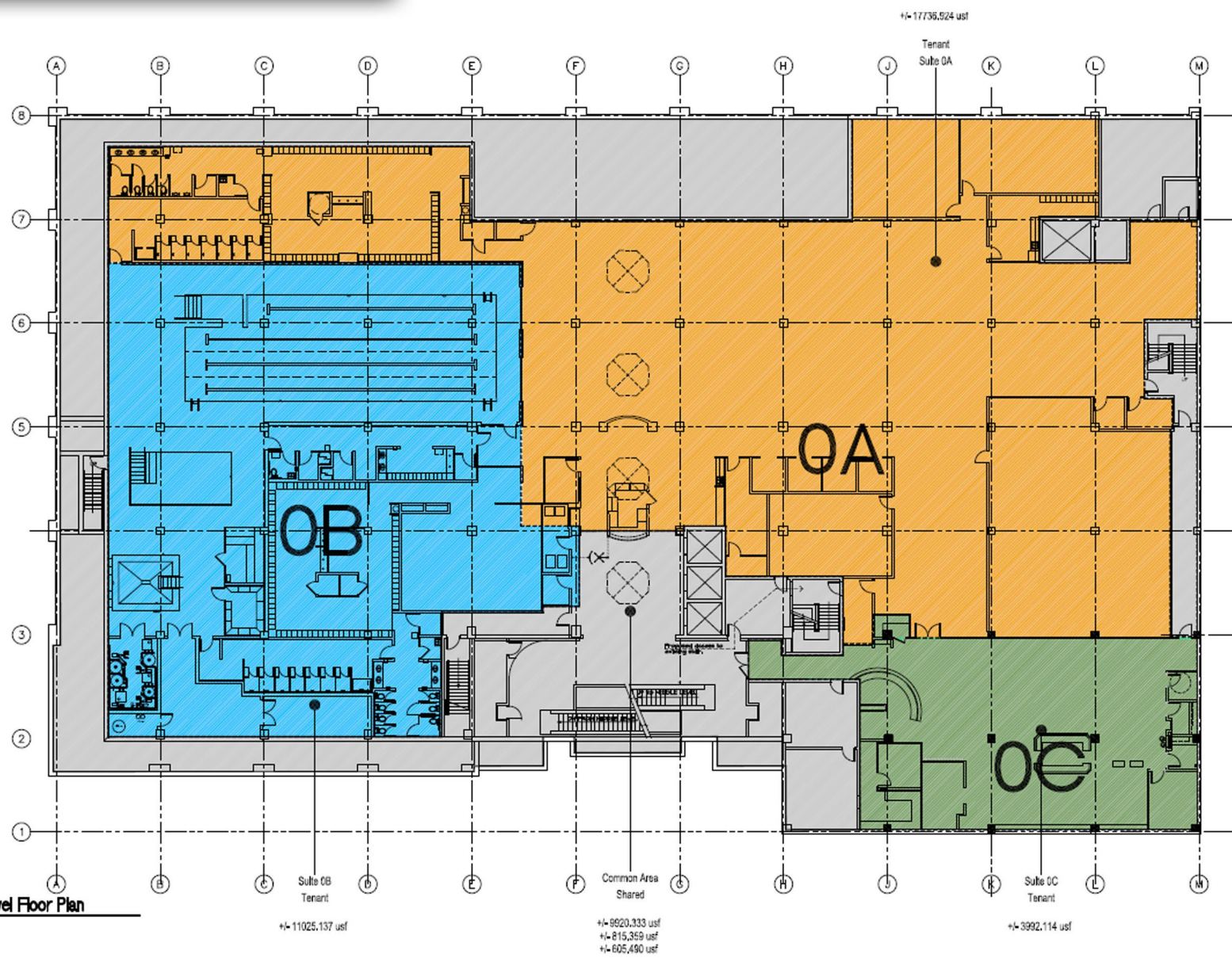


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LOWER LEVEL



Lower Level Floor Plan
Scale: None

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FIRST FLOOR



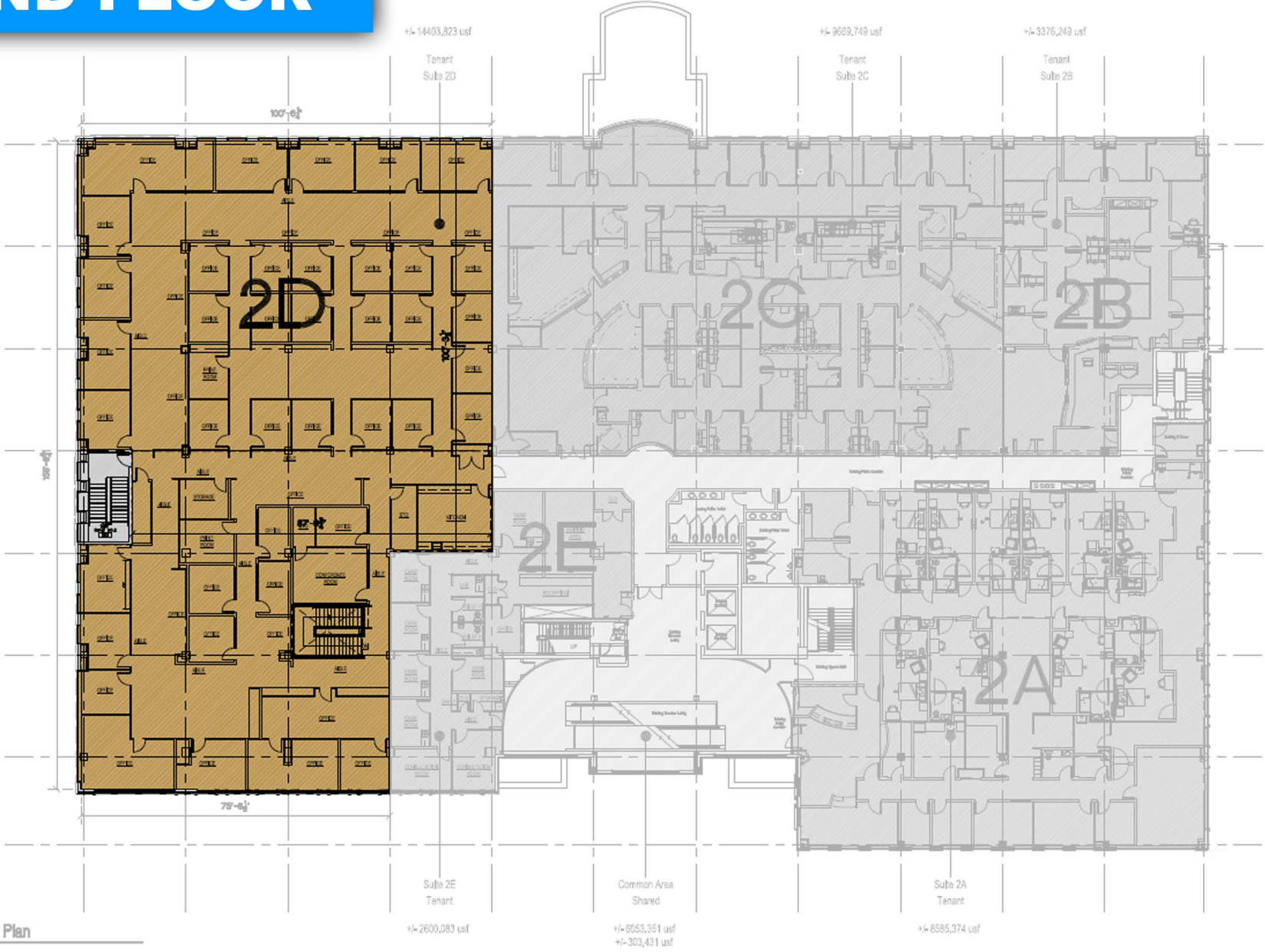


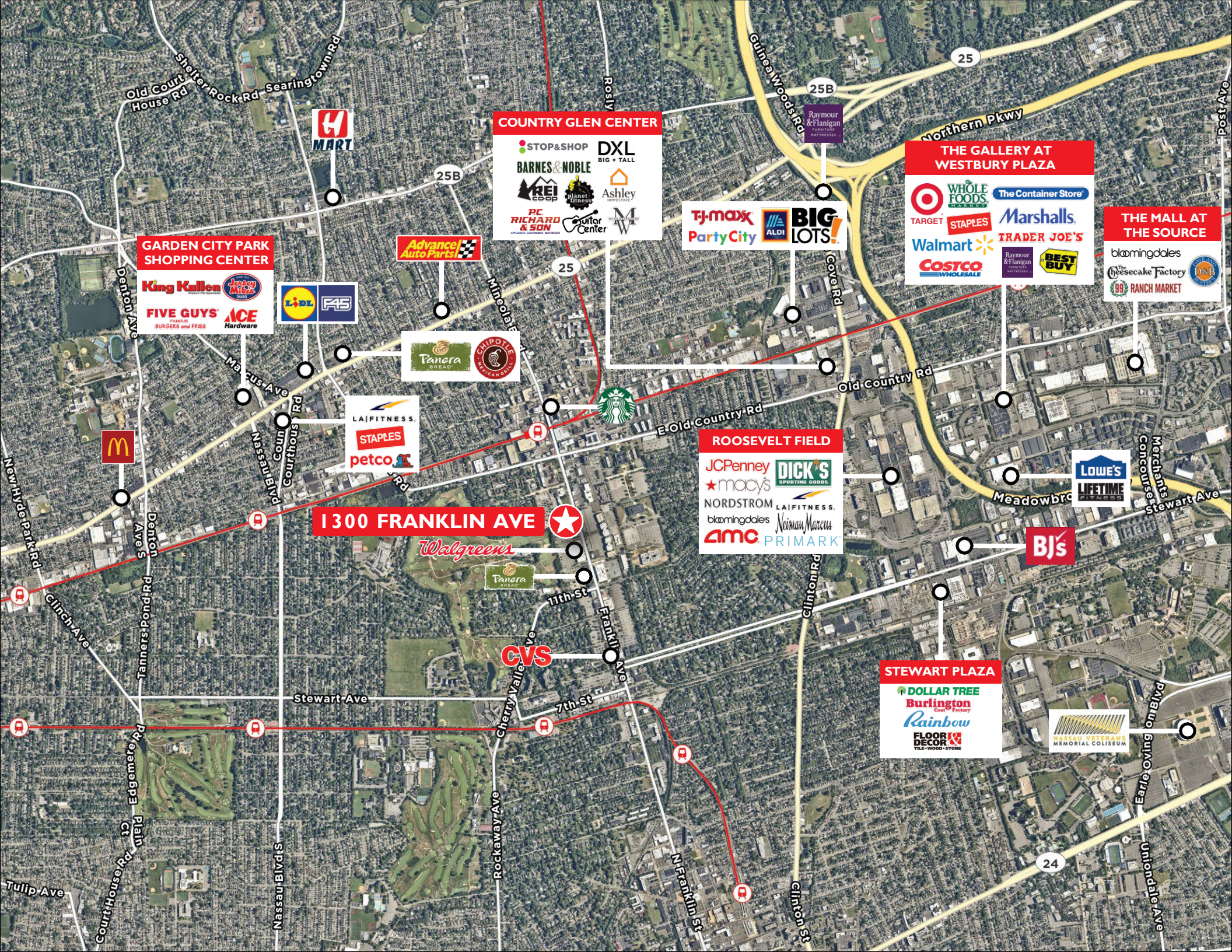
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SECOND FLOOR





COUNTRY GLEN CENTER

THE GALLERY AT WESTBURY PLAZA

THE MALL AT THE SOURCE

GARDEN CITY PARK SHOPPING CENTER



1300 FRANKLIN AVE

ROOSEVELT FIELD



STEWART PLAZA



Stewart Ave

7th St

11th St



Old Court House Rd, Sheffer Rock Rd, Searingtown Rd

Northern Pkwy

Guinea Woods Rd

Rosly

25B

25

25B

25

Denton Ave

Marcus Ave

Nassau Blvd

Courthouse Rd

Mineola Rd

E Old Country Rd

Old Country Rd

Meadowbrook

Merchants Concourse, Stewart Ave

New Hyde Park Rd, Clinch Ave

Denton Ave S

Tanners Pond Rd

Court House Rd, Edgemere Rd, Plain Ct

Nassau Blvd

Rockaway Ave

Cherry Valley Ave

Franklin Ave

N Franklin St

Clinton Rd

Clinton St

24

Earle Livingston Blvd, Uniondale Ave



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