



THE FRANKLIN

**1051 FRANKLIN
AVENUE, GARDEN
CITY, NY 11530**

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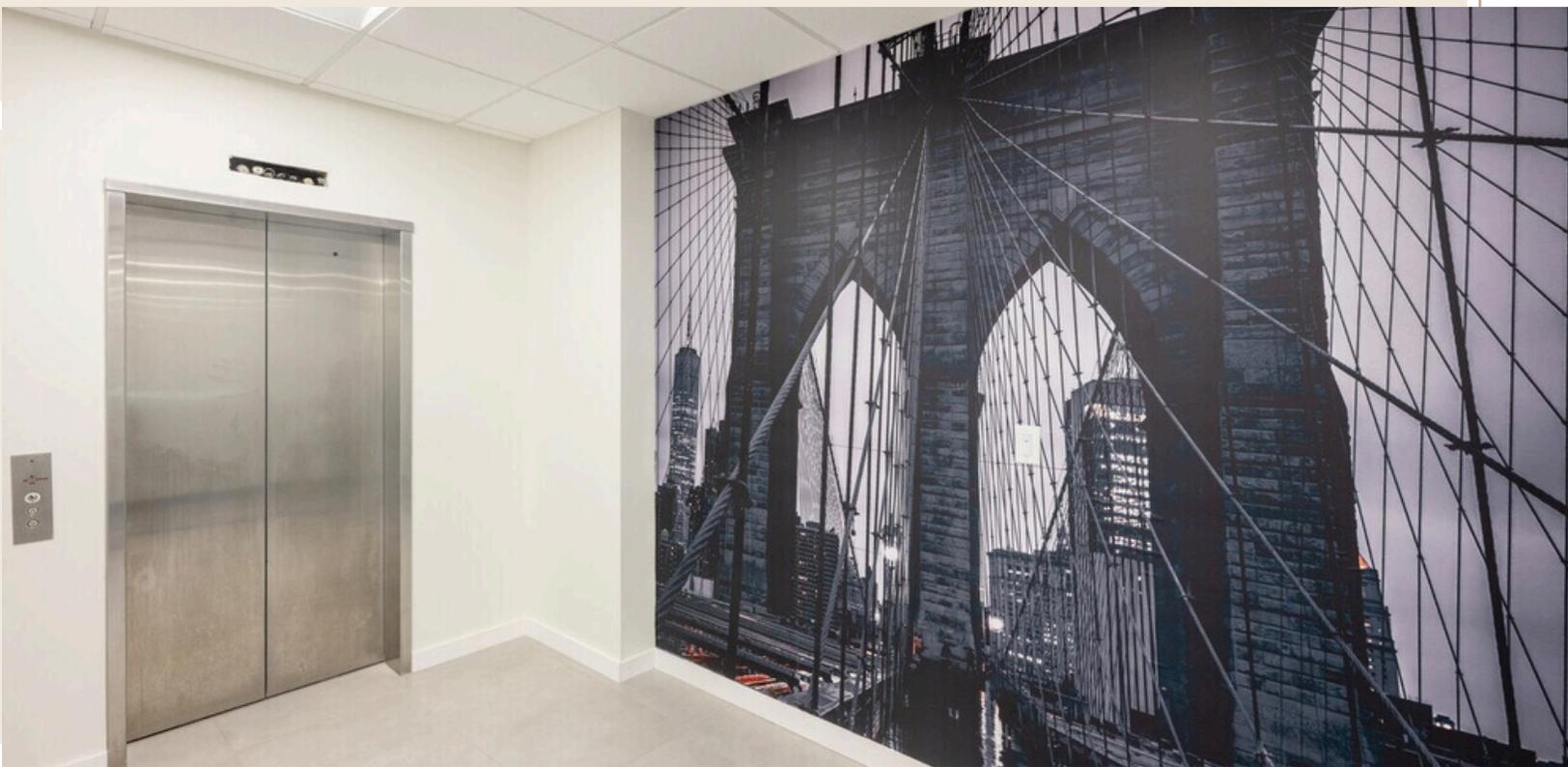
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NEW YORK FAIR HOUSING NOTICE

https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf

PROPERTY OVERVIEW

1051 Franklin Avenue, Garden City, NY 11530



PROPERTY INFORMATION

Neighborhood - Garden City

County - Nassau

State - New York

Municipality - Town of Hempstead

BUILDING INFORMATION

Building Sq. Ft. - 18,320

Year Built - 1951

Year Renovated - 2025

Building Class - B

Floors - 3

Total Layout - 62 Office Suites

ZONING INFORMATION

Zoning - C4

Block - 45

Lot - 41

LOT INFORMATION

Parcel ID - 2011-34-045-00-0041-0

Lot Sq. Ft. - 6,250

Lot Frontage & Depth - 50*125



PROPERTY HIGHLIGHTS



Minutes from Local
Transportation



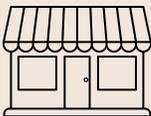
Partnership with
For Five Coffee
Roasters



Elevator Building



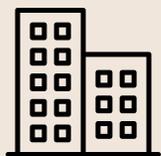
Free Mail Handling



Exposure on
Franklin Avenue



High Speed Internet



New Construction
Building



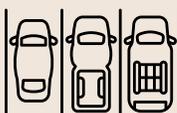
24/7 Access



Fully Furnished
Suites



IT Amenities



Free Parking



A Workspace Designed
for Connection &
Collaboration

PACKAGES/SUITES

Package	Conference	Mail Services	IT Services	24/7 Access	Kitchen Amenities	Free Parking	Price
A-Line	✓	✓	✓	✓	✓	✓	\$2,099 - \$3,349
B-Line	✓	✓	✓	✓	✓	✓	\$3,049 - \$4,549
C-Line	✓	✓	✓	✓	✓	✓	\$1,849 - \$4,149
Virtual		✓					\$149.00
Virtual Plus	✓	✓	✓			✓	\$249.00

LOCATION





SUITES

Floor One				
Unit Number	Desks	Square Footage	Window Exposure	Price
101	3		No Windows	\$2,045.00
102	3		No Windows	\$2,045.00
103	3		No Windows	\$2,045.00
104	3		No Windows	\$2,045.00
105	3		No Windows	\$2,045.00
106	4		No Windows	\$2,605.00
107	5		No Windows	\$2,929.00
108	5		No Windows	\$2,929.00
109	4		Windowed	\$2,929.00
110	4		Windowed/Doors	\$2,929.00
111	5		Windowed	\$3,205.00
112	2		Windowed	\$1,720.00
113	3		Partial Windows	\$2,139.00
114	3		Partial Windows	\$2,139.00
115	6		Partial Windows	\$3,859.00
116	4		Windowed	\$2,929.00
117	6		Windows/Doors	\$3,859.00

SUITES (CONT.)

Floor Two				
Unit Number	Desks	Sqaure Footage	Window Exposure	Price
201	3		No Windows	\$1,950.00
202	3		No Windows	\$1,950.00
203	3		No Windows	\$1,950.00
204	3		No Windows	\$1,950.00
205	3		No Windows	\$1,950.00
206	3		No Windows	\$1,950.00
207	3		No Windows	\$1,950.00
208	3		No Windows	\$1,950.00
209	6		No Windows	\$3,025.00
210	4		Windowed	\$2,835.00
211	4		Windowed	\$2,835.00
212	8		Windowed	\$4,140.00
213	3		Partial Windows	\$2,090.00
214	3		Partial Windows	\$2,090.00
215	3		Partial Windows	\$2,090.00
216	3		Partial Windows	\$2,090.00
217	3		Partial Windows	\$2,090.00
218	3		Partial Windows	\$2,090.00
219	4		Windowed	\$2,929.00
220	3		Windowed	\$2,230.00

SUITES (CONT.)

Floor Three				
Unit Number	Desks	Sqaure Footage	Window Exposure	Price
301	3		No Windows	\$2,139.00
301	3		No Windows	\$2,139.00
303	3		No Windows	\$2,139.00
304	3		No Windows	\$2,139.00
305	3		No Windows	\$2,139.00
306	3		No Windows	\$2,139.00
307	3		No Windows	\$2,139.00
308	3		No Windows	\$2,139.00
309	6		No Windows	\$3,115.00
310	5		Windowed	\$3,205.00
311	5		Windowed	\$3,205.00
312	8		Windowed	\$4,230.00
313	3		Partial Windows	\$2,230.00
314	3		Partial Windows	\$2,230.00
315	3		Partial Windows	\$2,230.00
316	3		Partial Windows	\$2,230.00
317	3		Partial Windows	\$2,230.00
318	3		Partial Windows	\$2,230.00
319	4		Partial Windows	\$3,020.00
320	3		Windowed	\$2,325.00

FIRST FLOOR



FIRST FLOOR PLAN

SECOND FLOOR



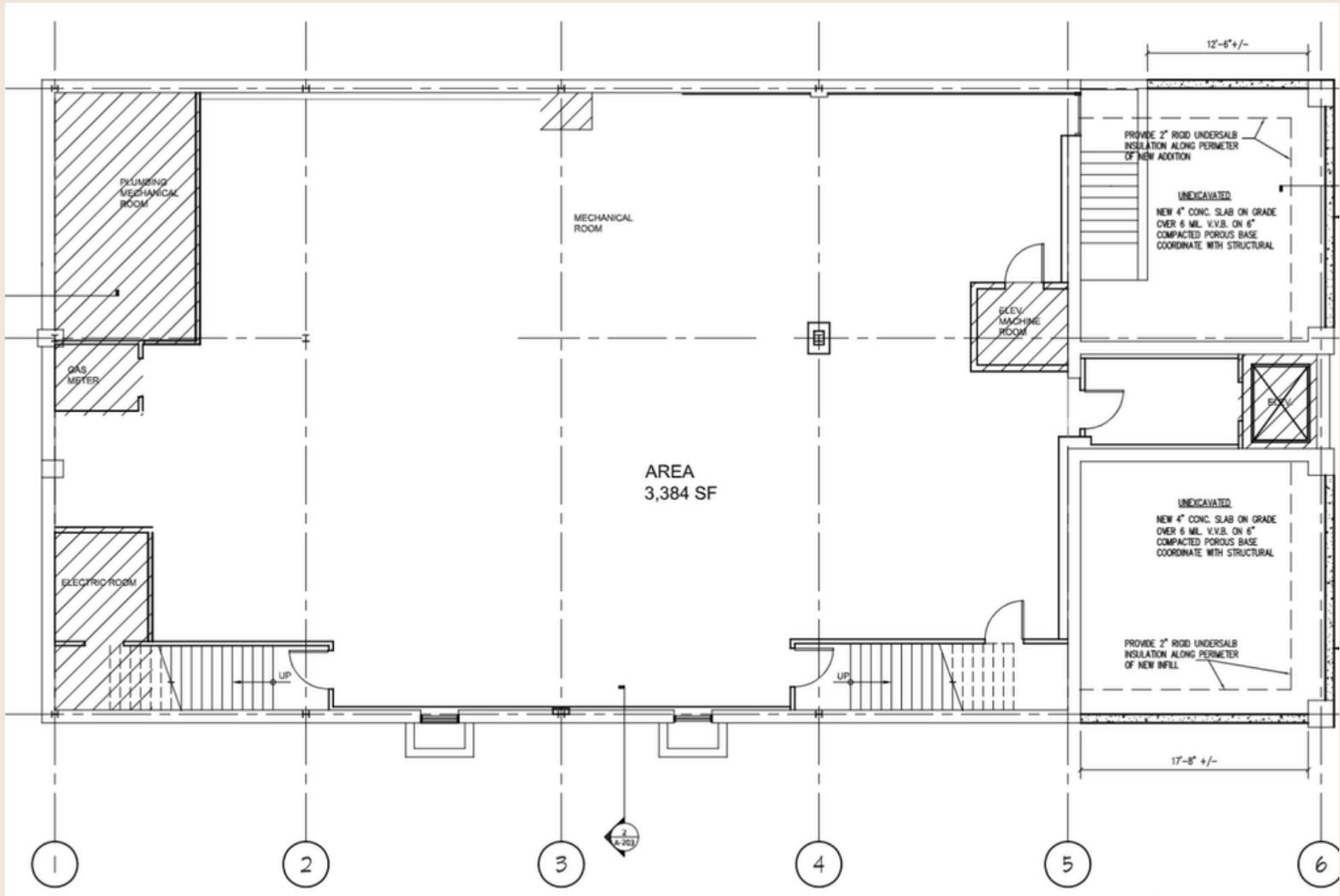
SECOND FLOOR PLAN

THIRD FLOOR



THIRD FLOOR PLAN

BASEMENT



DEMO. & TRANSIT

	1 MILE	3 MILE	5 MILE
2024 Total Population	16,946	214,228	544,035
2029 Population	16,970	210,467	531,371
Pop Growth 2024-2029	+ 0.14%	(1.76%)	(2.33%)
Average Age	43	41	42
2024 Total Households	7,153	67,272	169,703
HH Growth 2024-2029	+ 0.21%	(1.77%)	(2.44%)
Median Household Inc	\$133,722	\$116,270	\$122,322
Avg Household Size	2.30	3.00	3.00
2024 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$812,885	\$690,631	\$671,805
Median Year Built	1955	1952	1953

 COMMUTER RAIL	DRIVE	WALK	DISTANCE
Garden City Station (Hempstead Branch - Long Island Rail Road)	3 min	15 min	0.8 mi
Country Life Press Station (Hempstead Branch - Long Island Rail Road)	3 min	19 min	0.9 mi
 AIRPORT	DRIVE	WALK	DISTANCE
John F Kennedy International	24 min		14.2 mi
LaGuardia	28 min		16.8 mi
Westchester County	58 min		38.0 mi
 FREIGHT PORTS	DRIVE	WALK	DISTANCE
NY - Red Hook Container Terminal	40 min		24.9 mi

STRATEGY

Through strategic partnerships with leading luxury brands, our real estate company elevates the value proposition for our clients. By integrating exclusive amenities, bespoke services, and premium offerings from renowned luxury partners, we enhance the lifestyle experience of our properties, delivering unparalleled sophistication, prestige, and refinement to our discerning clientele. Some of our Partnerships Include





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