

401 Franklin Avenue, Garden City, NY



Floor	Availability:	Asking Rental Rate:
1 st	2,695 SF	\$31.00 PSF + \$3.50 electric
2 nd	949 SF	\$34.00 PSF + \$3.50 electric

Comments:

- Immediate occupancy
- Abundant parking
- Adjacent to the LIRR – Country Life Press Station
- Building amenities include food service and concierge/security desk in building lobby
- Located within the heart of Garden City with close proximity to shops & restaurants
- Access to major roadways such as Old Country Road, Meadowbrook Parkway, etc.

For further information or to arrange an inspection, please call:

Harris Rousso
Executive Managing Director
516-942-8300 Ext. 1208
hrouso@resltd.com

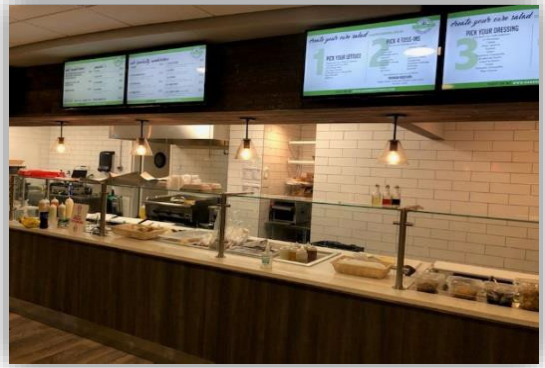


Gerard Krush
Managing Director
516-942-8300 Ext. 1229
gkrush@resltd.com

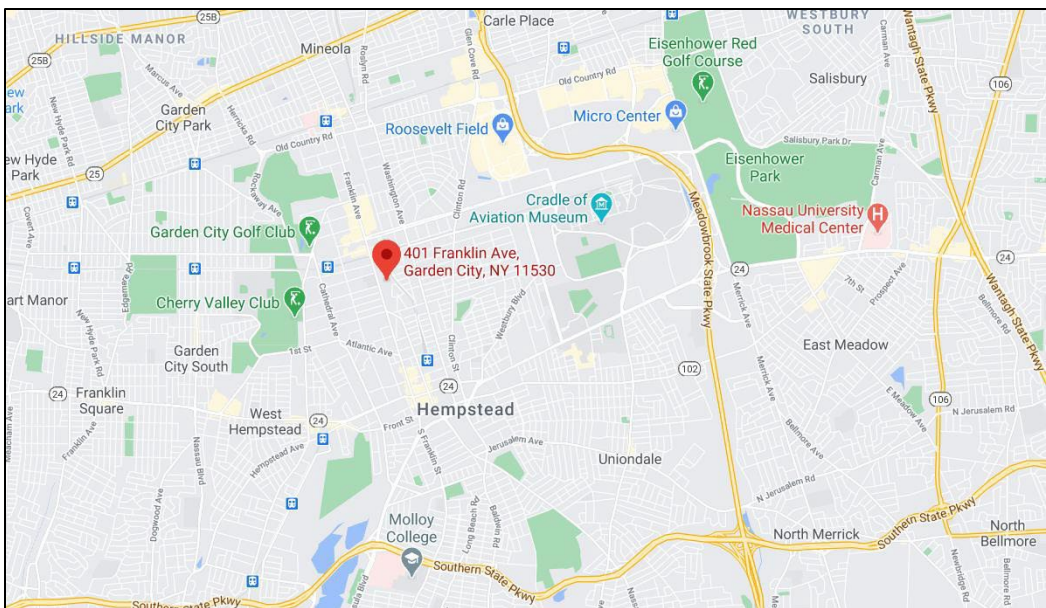
500 North Broadway • Suite 165 • Jericho • New York • 11753 • P: 516-942-8300 • F: 516-942-8311

All information furnished regarding either property for sale, rental or the financing is from sources deemed reliable. No representation is made as to the accuracy thereof and submitted subject to errors, change of price, rental rates or other conditions, prior sale, lease or financing, or withdrawal without notice. All areas and dimensions are approximate.

Additional Building Photos:



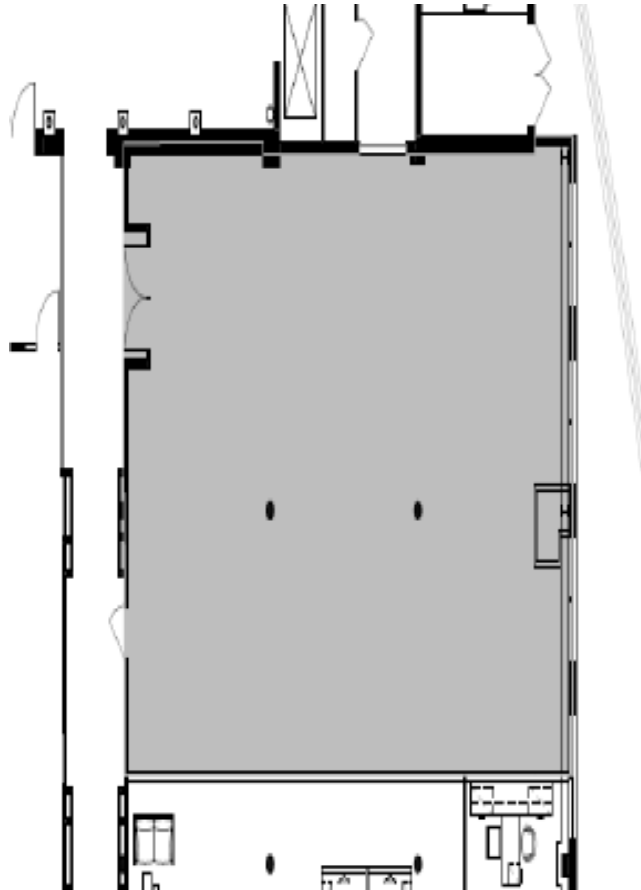
Location Map:



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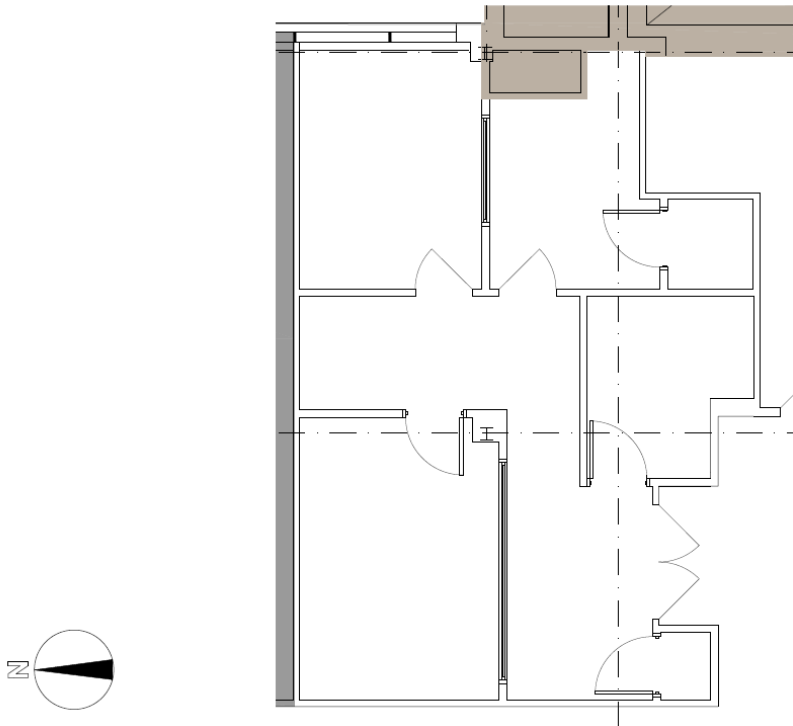
1ST Floor – 2,695 SF



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2nd Floor – 949 SF



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401 FRANKLIN AVENUE
GARDEN CITY, NEW YORK FLOOR 2 SUITE 212

TPGrchitecture