

1000 STEWART AVENUE

GARDEN CITY, NY

FOR SALE: ±187,118 SF INSTITUTIONAL-SCALE FLEX CAMPUS ON ±7.57 ACRES
NET-LEASED CASH FLOW WITH LONG-TERM RESIDENTIAL REDEVELOPMENT POTENTIAL



CUSHMAN & WAKEFIELD

LONG ISLAND INVESTMENT SALES TEAM

The OFFERING

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Cushman & Wakefield is pleased to exclusively present **1000-1050 Stewart Avenue and 500 Endo Boulevard**, a two-building, **±187,118 SF flex/office campus on ±7.57 acres** in the core of Nassau County. The property is **currently 96% leased** to **Lifetime Brands (NASDAQ: LCUT)** and **Nassau Community College**, providing durable net-leased income supported by credit tenancy. The asset includes **±135,207 SF of office/classroom** and a **±45,301 SF flagship showroom** featuring **±18'-20' ceiling heights**, supporting high-end product display, customer experience, and brand events.



NET RENTABLE AREA (NRA)

159,938 SF (1000 Stewart Ave)
25,618 SF (500 Endo Blvd)
Total: ±185,556 SF



LOT SIZE

±7.57 Acres
(±329,749 SF)



PARKING

546 Spaces (surface;
3.3/1,000 SF ratio)



ZONING

Industrial District
(Y), Town of North
Hempstead



PILOT PROGRAM

Active IDA
PILOT through
12/31/2029 (Town of
Hempstead)