



THE FRANKLIN

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

TABLE OF CONTENTS

03

DISCLAIMER NOTICES

04

PROPERTY OVERVIEW

05

PROPERTY HIGHLIGHTS

06

PACKAGES & SUITES

07

LOCATION

08

RENDERINGS

09-11

SUITES

12, 13, 14 & 15

FLOOR PLANS

16

DEMO. & TRANSIT

17

STRATEGY

18

CONTACT

NON-ENDORSEMENT & DISCLAIMER NOTICE

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NY Space Finders, Inc. and should not be made available to any other person or entity without the written consent of NY Space Finders, Inc. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NY Space Finders, Inc. has not made any investigation, and makes no-warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, NY Space Finders, Inc. has not verified, and will not verify, any of the information contained herein, nor has NY Space Finders, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS OF VALUE AND SHOULD NOT BE CONSIDERED AN APPRAISAL.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

NON-ENDORSEMENT NOTICE

NY Space Finders, Inc. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of NY Space Finders, Inc., its affiliates or subsidiaries, or any agent, product, service, or commercial listing of NY Space Finders, Inc, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

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



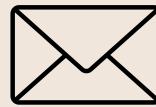
Minutes from Local
Transportation



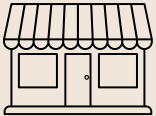
Partnership with
For Five Coffee
Roasters



Elevator Building



Free Mail Handling



Exposure on
Franklin Avenue



High Speed Internet



New Construction
Building



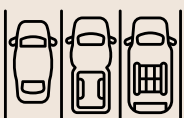
24/7 Access



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	3		Windowed	\$2,090.00
220	4		Windowed	\$2,929.00
221	4		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	3		Partial Windows	\$2,230.00
320	4		Windowed	\$3,020.00
321	3		Windowed	\$2,325.00

FIRST FLOOR



SECOND FLOOR

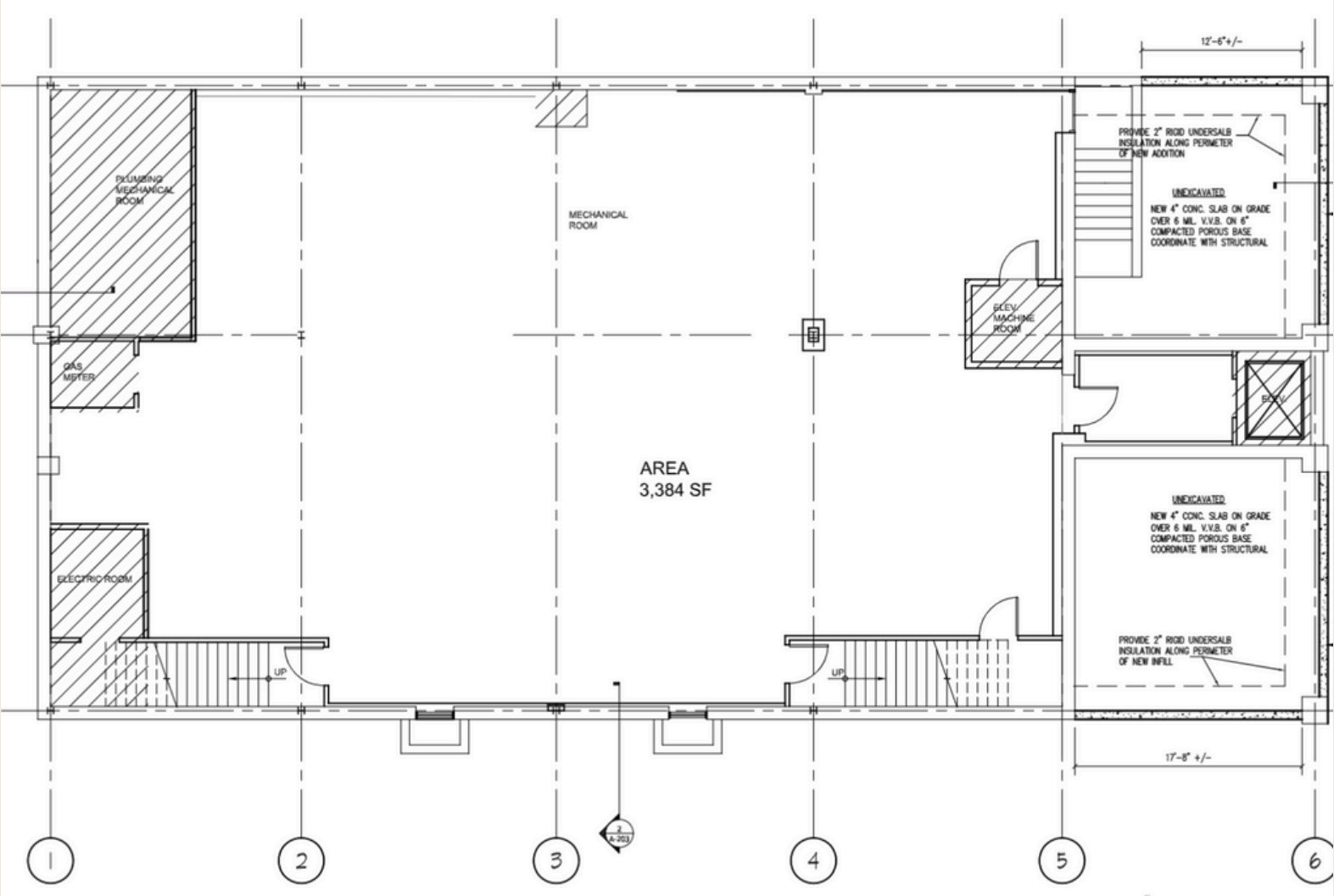


SECOND FLOOR PLAN

THIRD FLOOR



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





CONTACT



Luca DiCiero
FOUNDER & CEO

(347)-242-0353
luca@nyspacefinders.com



Giuseppe Gregorio
ASSOCIATE BROKER

(516)-840-8029
Giusseppe@nyspacefinders.com



Nicholas Evangelista
LICENSED REAL ESTATE
SALESPERSON

(516)-385-7725
Nick@nyspacefinders.com