

OFFICE SPACE FOR LEASE

**WORLD CLASS  
LOCATION**

*with Prominent Signage*



**Exclusive Agent**

**GUS NUZZOLESE, Esq.  
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**901** Franklin Avenue, GARDEN CITY

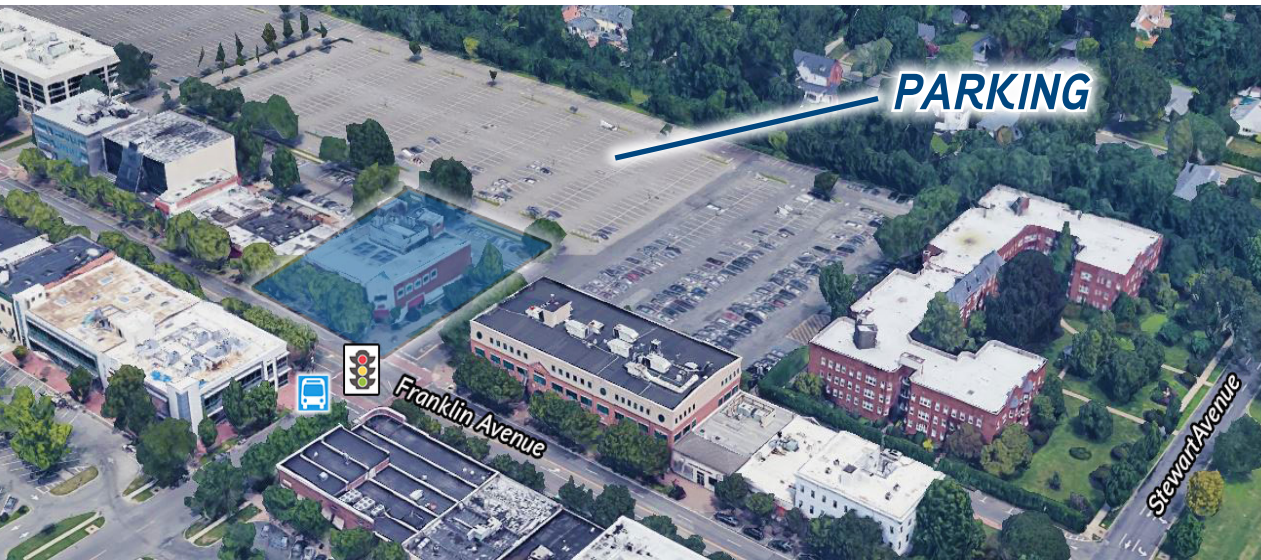
**30,710** Square Feet

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**COLLIERS INTERNATIONAL | 50 Jericho Quadrangle, Suite 110 | Jericho, NY 11753 | T. 516 328 6500**





## HIGHLIGHTS

901 Franklin Avenue | GARDEN CITY OFFICE FOR LEASE

- *Ideal for medical or single office use*
- *Prominent signage and identity*
- *Located on 4 way intersection with a traffic light and bus stop*
- *On-site Fed Ex/UPS pick up*
- *Double pane windows*
- *Ample parking*
- *3 floors*

Asking Lease Price:

**\$39.00** PSF







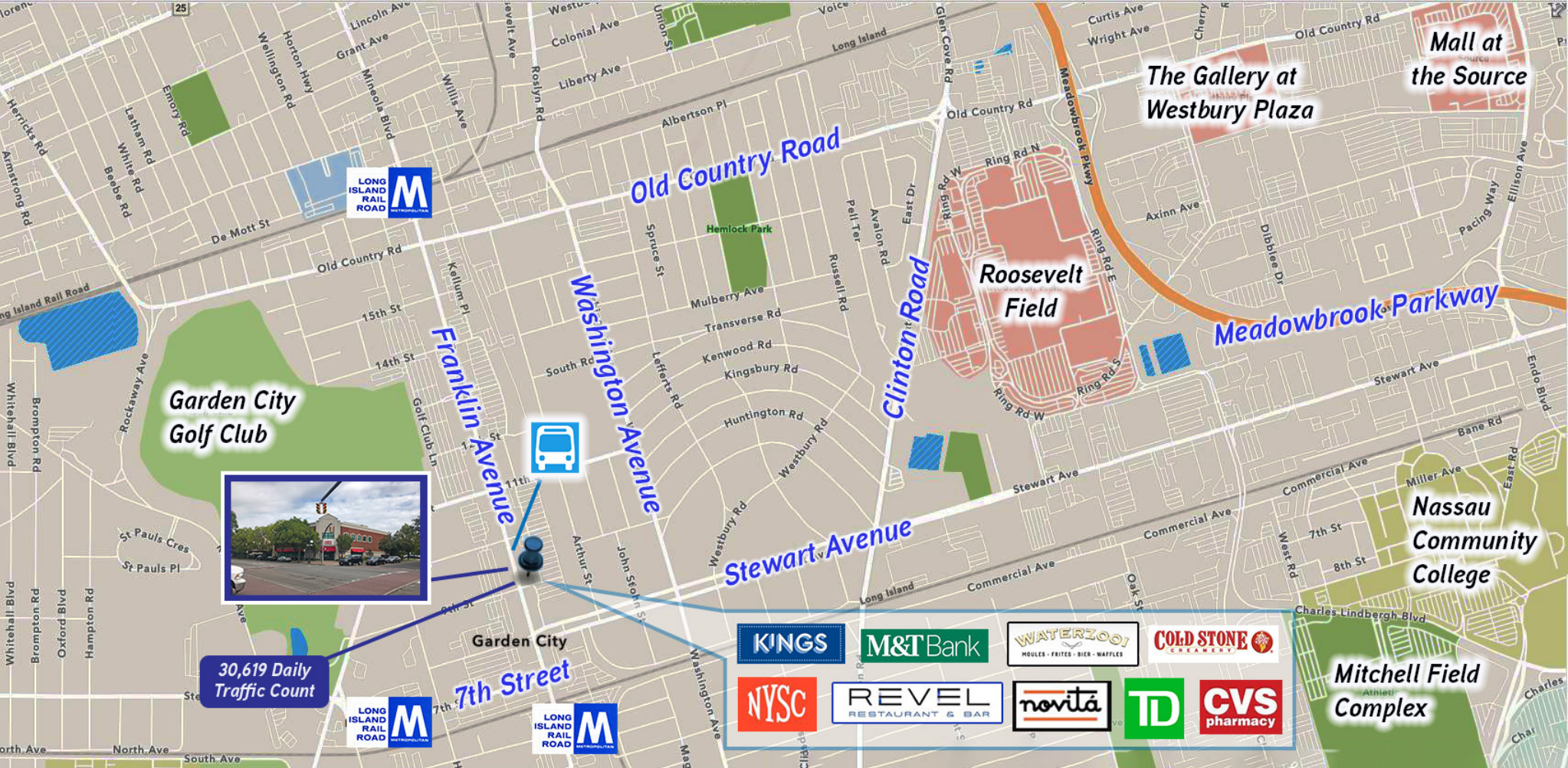
## BUILDING DETAILS

901 Franklin Avenue | GARDEN CITY OFFICE FOR LEASE

- Gas heat
- HVAC: One 90 ton main unit on the 1st and 2nd floor and one split system for the basement
- Dynaire Service agreement covering boilers and HVAC
- 100kw backup generator which services the whole building







## LOCATION

901 Franklin Avenue | GARDEN CITY OFFICE FOR LEASE

- Walk to many local shops and retailers
- Daily traffic count of 30,619 on Franklin Avenue and 9th Street
- Near all 7th Street amenities including restaurants, shopping, banks and NY Sports Club
- Walk to the Long Island Railroad (Garden City, Country Life Press and Mineola lines) and the N40/41 public bus transit (Franklin Avenue and 9/11th Streets)

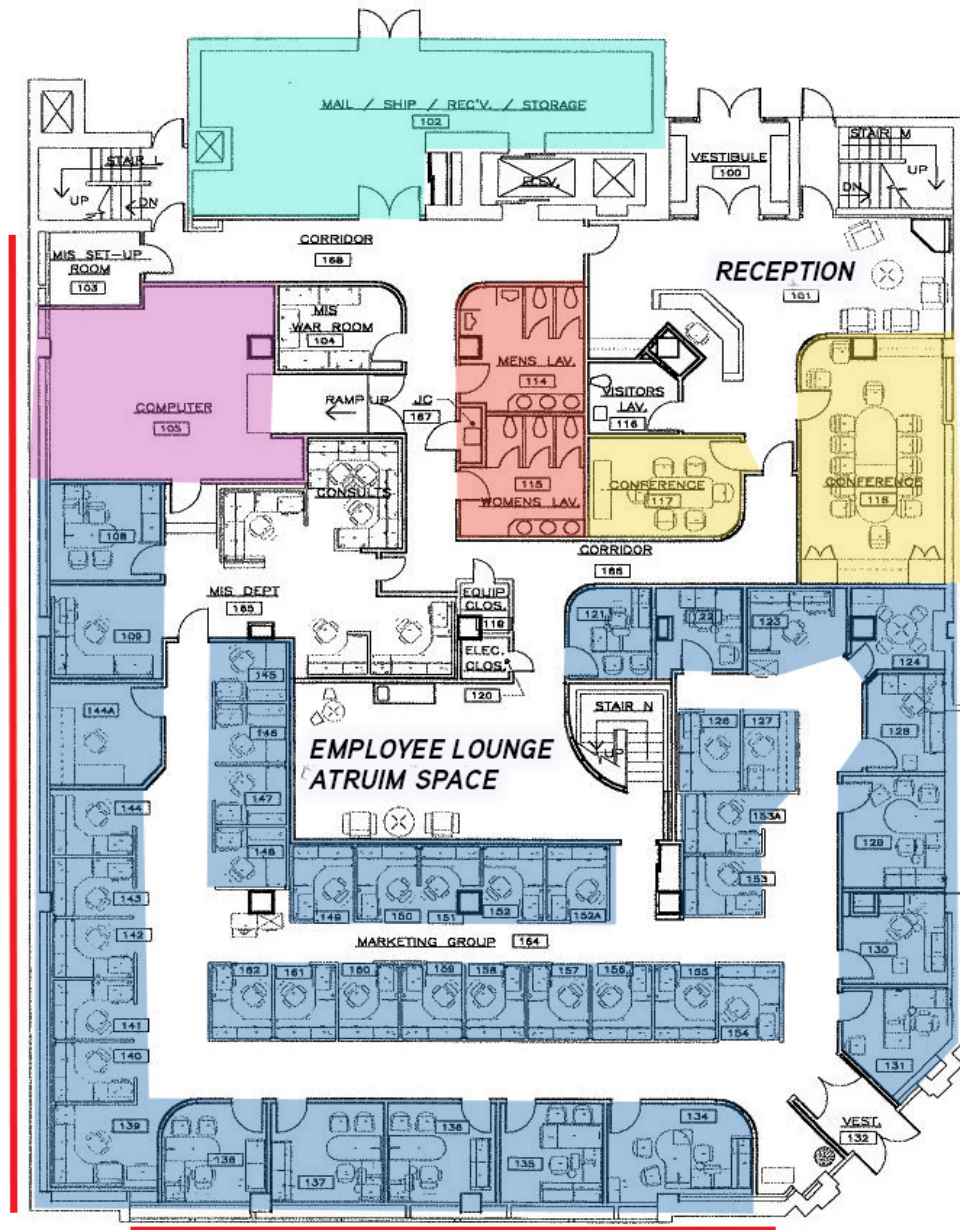




# FIRST FLOOR PLAN

901 Franklin Avenue | GARDEN CITY

10,518 SQUARE FEET



- OFFICES
- BATHROOMS
- CONFERENCE ROOMS
- STORAGE
- COMPUTER ROOM
- WINDOWS

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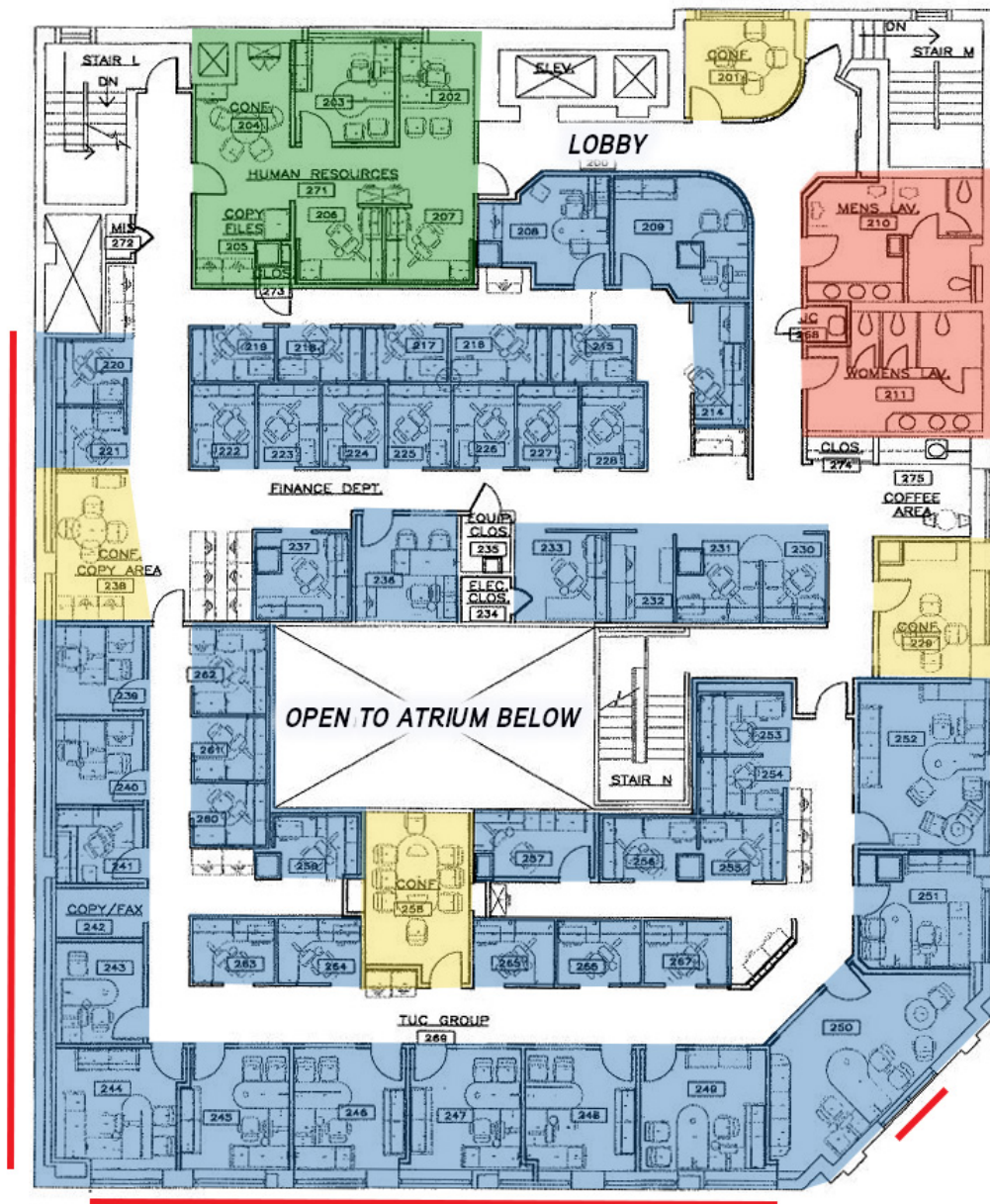




# SECOND FLOOR PLAN

901 Franklin Avenue | GARDEN CITY

10,110 SQUARE FEET



- OFFICES
- BATHROOMS
- CONFERENCE ROOMS
- HUMAN RESOURCES
- WINDOWS

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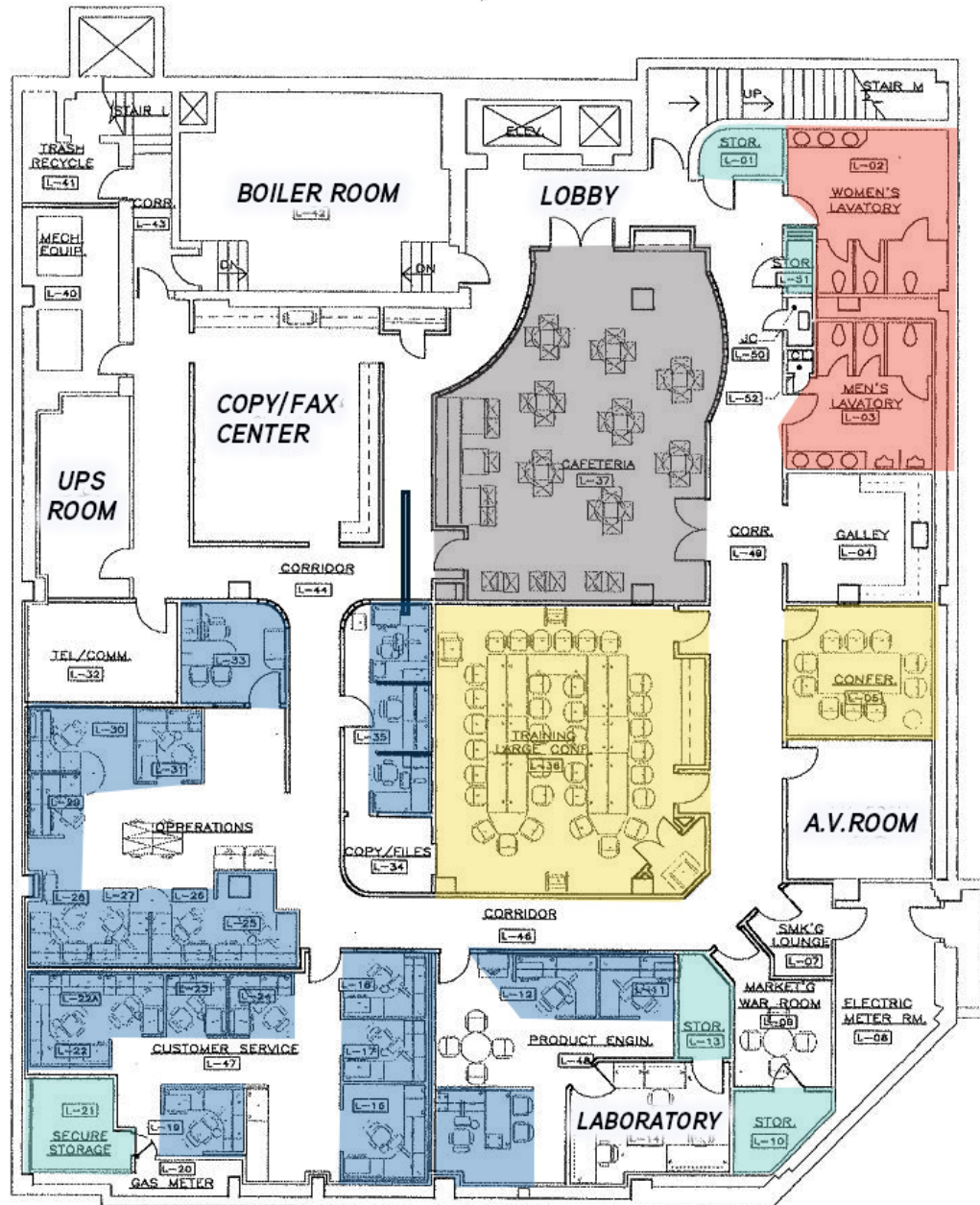




# CONCOURSE FLOOR PLAN

901 Franklin Avenue | GARDEN CITY

10,082 SQUARE FEET



- OFFICES
- BATHROOMS
- CONFERENCE ROOMS
- STORAGE
- CAFETERIA

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