



*Your Corporate Real Estate Department<sup>sm</sup>*

## *Newly Renovated Multi-Tenant Office Building* *1565 Franklin Avenue, Garden City, New York*



1565 Franklin Avenue is a 3-story 12,000 square foot office building with ample private parking. Located directly opposite the newly renovated Nassau County Government Headquarters and two blocks from the LIRR Mineola Station.

- Space available from 1,500 square feet to 10,000 square feet
- Individual suites will be finished to suit
- Building is in the process of complete renovation
- Walk to train, courts, government and all retail services



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## 1565 Franklin Avenue, Garden City, NY

### Description:

12,000 square foot, newly renovated 3-story office building with ample on-site parking. Suites of 1,500 square feet to 10,000 square feet, custom finished to suit.

### Location:

At the corner of Old Country Road and Franklin Avenue. Located two blocks from the LIRR Mineola Station. Walk to courts, government offices, public transportation and all retail services.

### Parking:

Private, 30+ car parking at no additional charge.

### Features:

- Franklin Avenue address
- On-site Management
- Excellent parking at entrance
- Excellent window ratio (abundance of natural light)
- Tenant suites custom built
- Lower level storage available
- Walk to train, bus, courts, government, retail

### Occupancy:

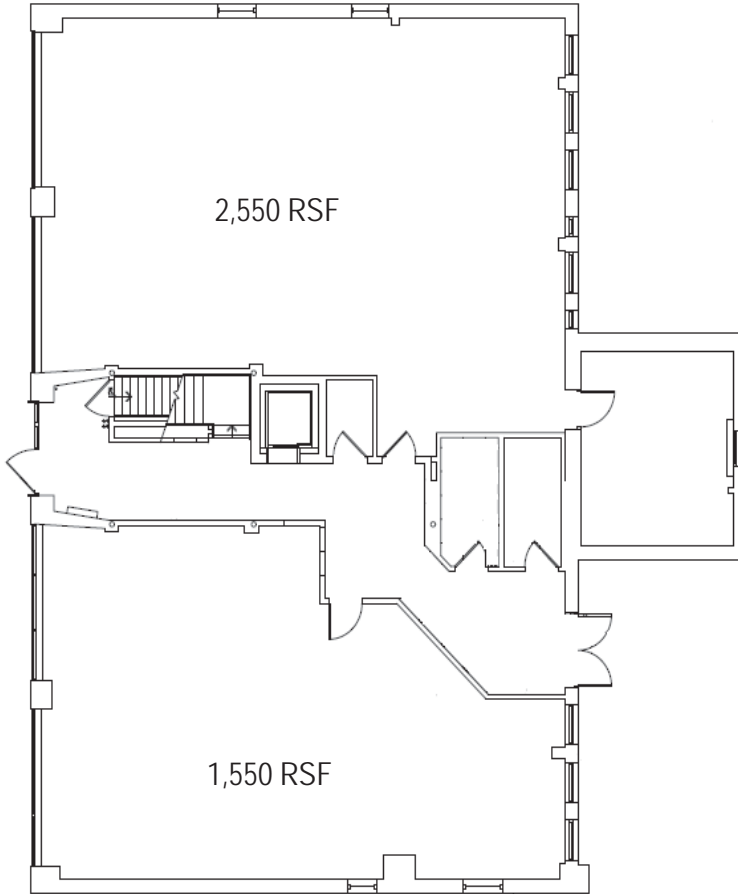
60 days

### Rental:

\$27.00 per square foot full service plus \$3.25 PSF electric.

### For further information:

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1st Floor Plan

