

**NEW OWNERSHIP**  
585 STEWART AVENUE  
GARDEN CITY, NY

**BUILDING RENOVATIONS PARTIALLY COMPLETED**



**NEWMARK**

For further information please contact our exclusive agents:

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**KMR**  
EQUITY PARTNERS

## PROPERTY SUMMARY

585 STEWART AVENUE,  
GARDEN CITY, NY

### 2020 Renovations Partially Completed:

- New Entrance Canopy
- New Entry Doors
- New Lobbies
- New Bathrooms
- New Corridors
- New Elevator Cabs & Mechanicals



### Amenities:

- Covered Parking
- Excellent Window Ratio
- Easy Access to Parkways
- Proximate to All Services & Shopping
- *Co-Working Suite in Building – Rent:*
- Individual Office Space*
- Workstations*
- Conference Room*
- Virtual Office Space*

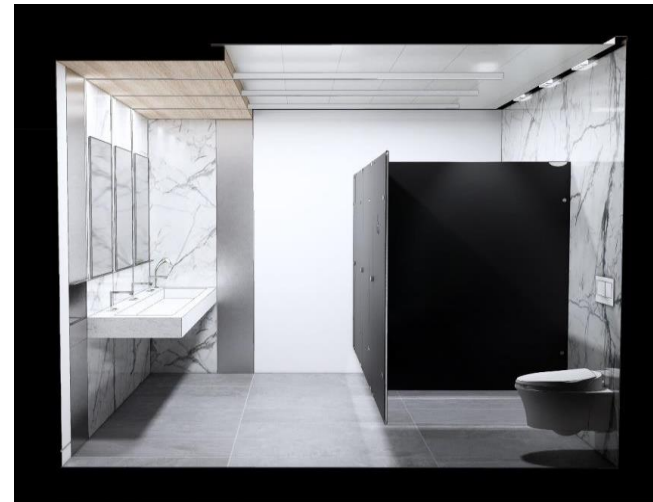
### UNIT VACANCY DETAIL

UNIT	SF	STATUS	RENT
L40	3,430	Vacant	\$29.00 + Electric
410	2,476	LEASED	\$29.00 + Electric
440	2,501	Vacant	\$29.00 + Electric
630	2,861	Vacant	\$29.00 + Electric
690	3,628	Vacant	\$29.00 + Electric
720	4,916	Vacant	\$29.00 + Electric
740	1,432	Vacant	\$29.00 + Electric
788	2,603	Vacant	\$29.00 + Electric

**\*Up to 13,660 SF available on the 7<sup>th</sup> Floor\***  
**See Floor Plans on Page 4**

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## Rendering of Bathrooms



## Bathrooms Completed







**Rendering  
All New Cab & Mechanicals**

**New Elevator Cab Completed**



**New Elevator Landing Completed**





**Photos of Progress**



**Lobby Floors, Walls & Ceilings Underway**



## Photos of Progress

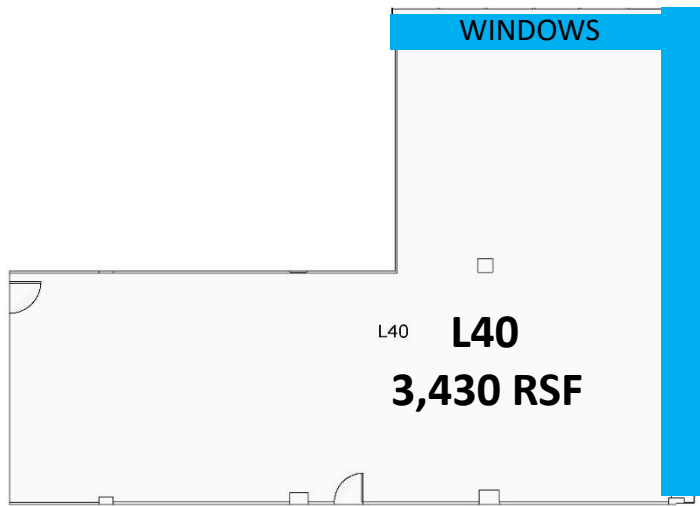


**Tenant Space with Standard Finishings**

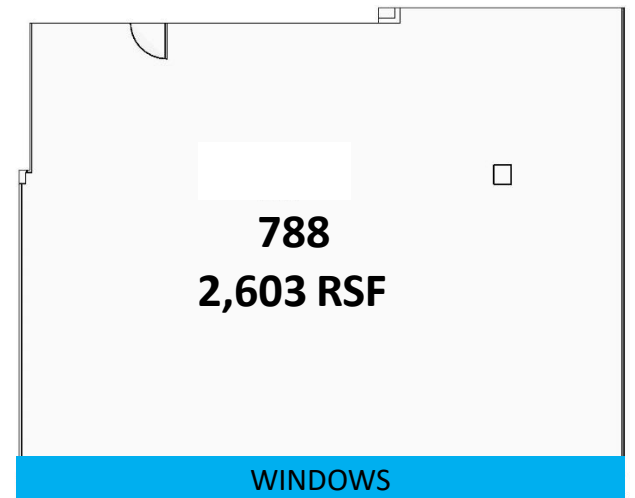
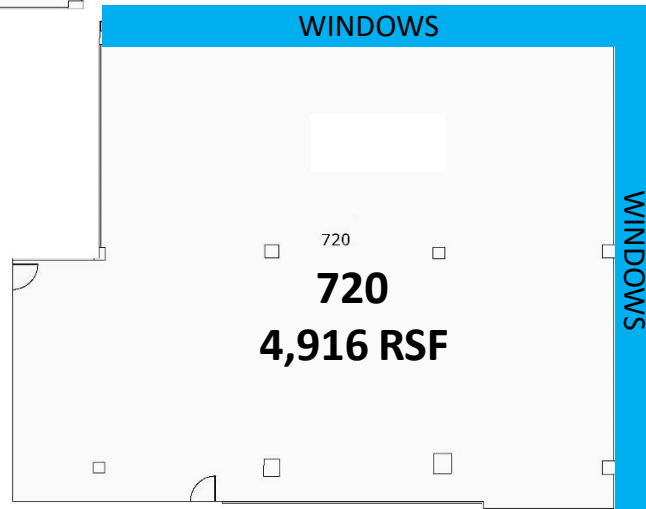
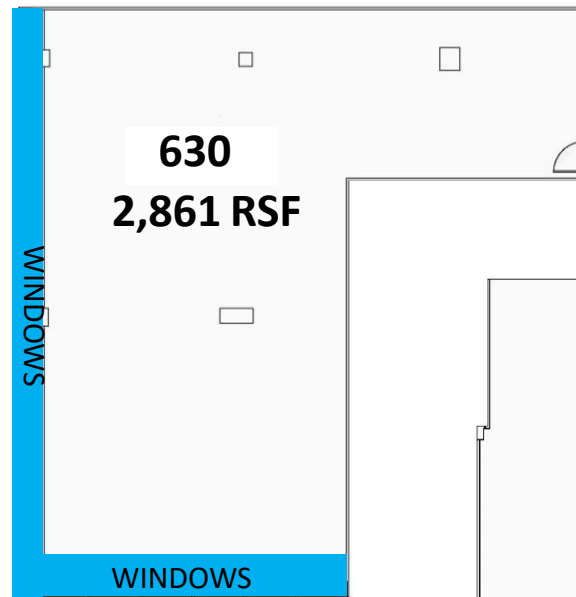
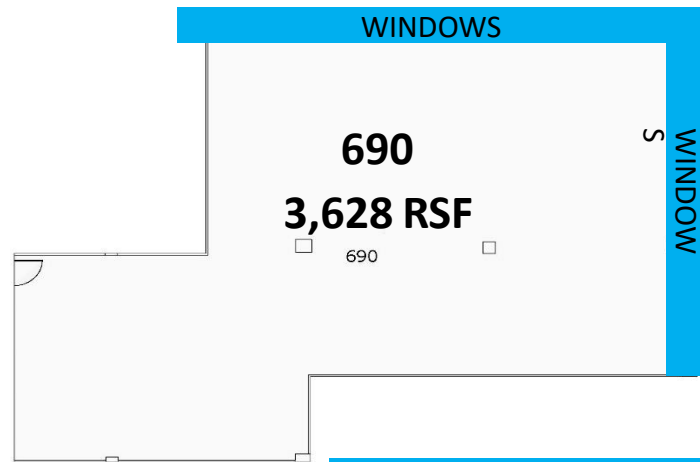
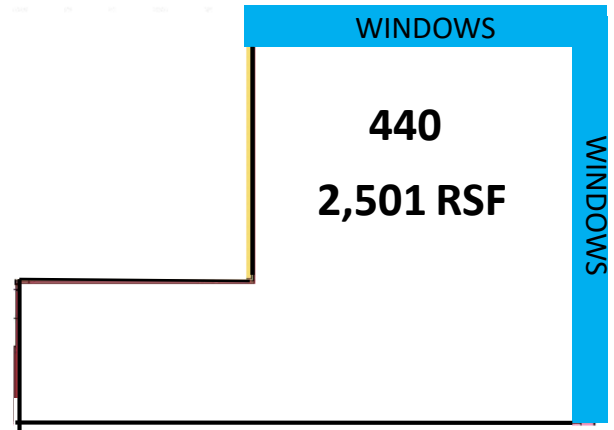


## New Corridors Completed

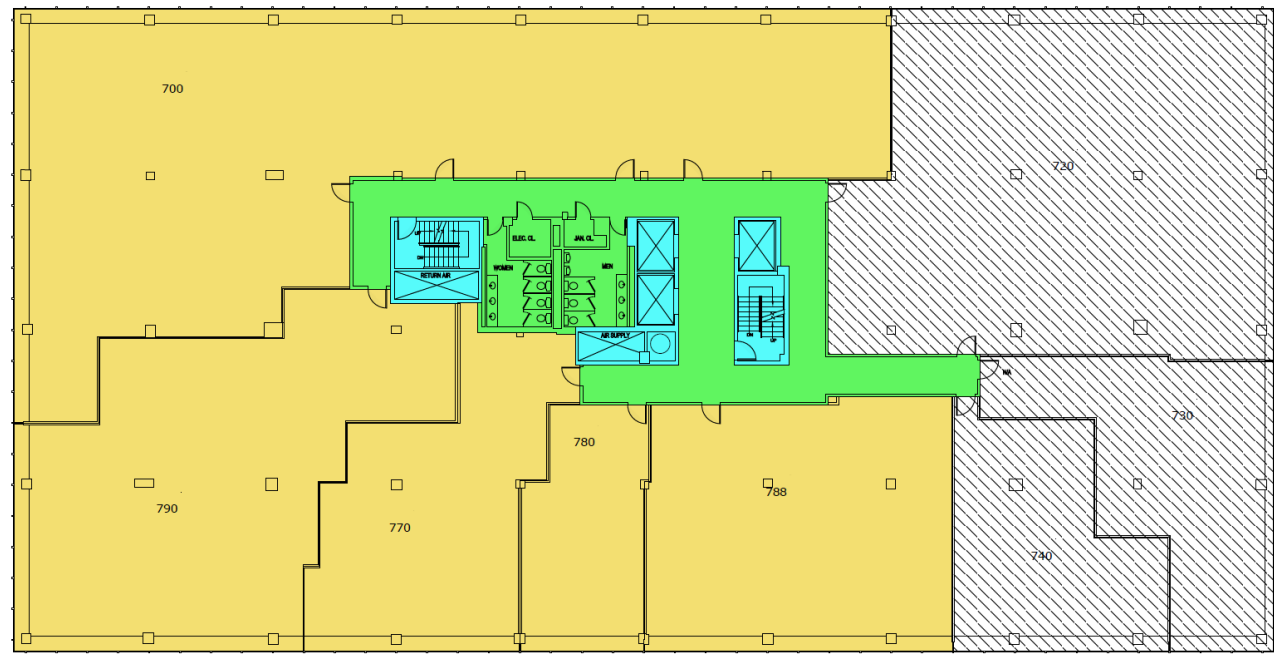




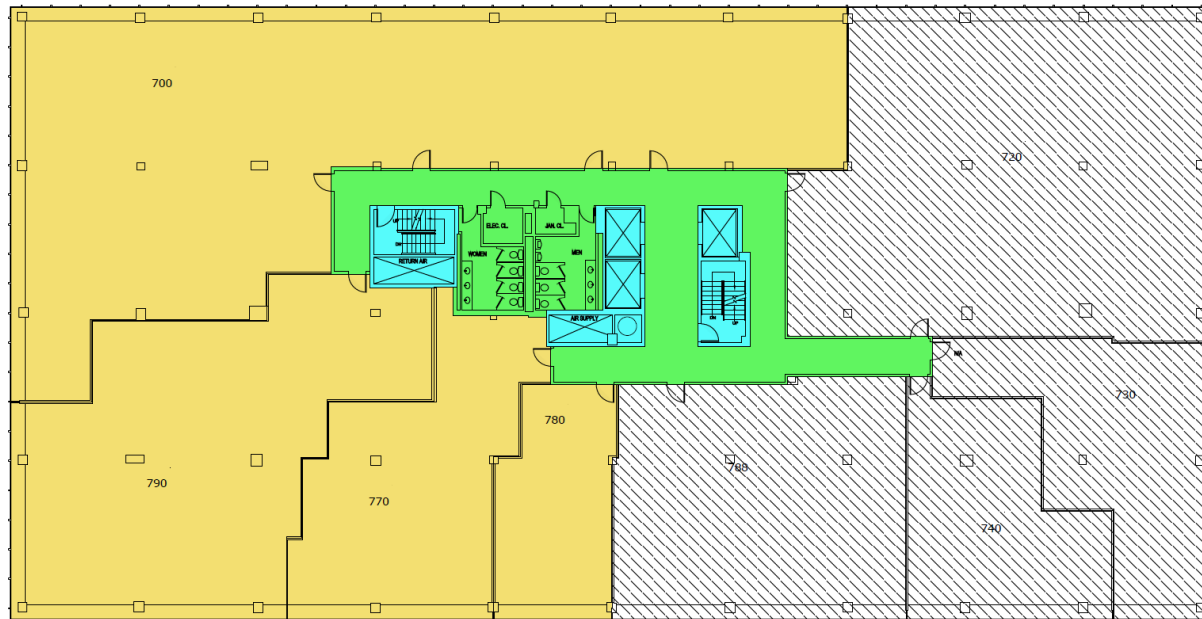
**VACANT  
FLOOR  
PLANS**



**Suite #720, 730 & 740 = 8,089 SF**



**Suite #720, 730, 740, 770, 780 & 788 = 13,660 SF**



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# AERIAL

AMC  
APPLE  
BLOOMINGDALES  
COACH  
CHICK FIL A

DICK'S  
DISNEY  
JCPENNEY  
MACY'S  
STARBUCKS

LIFETIME

FAMOUS DAVE'S

CITY CELLAR

LOWE'S

Meadowbrook Parkway

ROOSEVELT FIELD MALL

BJ'S

L.A. FITNESS

STARBUCKS

NASSAU  
COMMUNITY  
COLLEGE

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.