

990



990 Stewart Avenue
Garden City, NY 11530

Office Space Available
1,765 – 21,807 RSF

CAPITAL RENOVATIONS UNDERWAY

SPECS

-  CLASS A
-  207,399 RSF
-  6 Stories + LL
-  Built 1988
-  Acquired 2017
-  Office



LEASING AGENTS

NAILong Island
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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John Simone
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990 Stewart Avenue

Garden City, NY

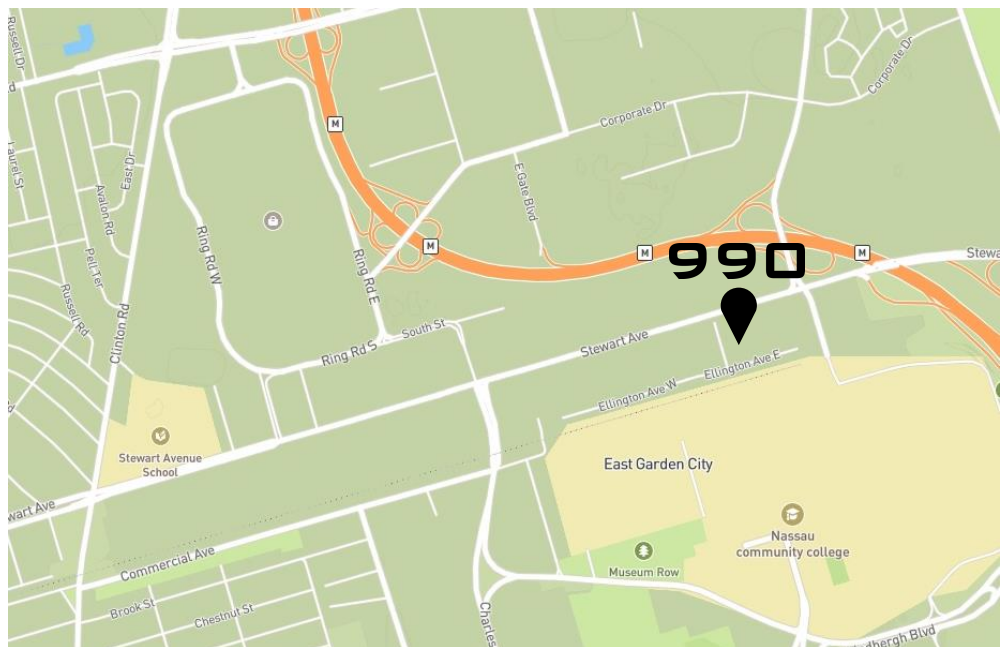


PROPERTY FEATURES

- | | | |
|---|--|---|
|  Undergoing Capital Renovations |  Offsite Dry Cleaning |  Nearby Shopping Amenities |
|  Full Service Cafe |  Secured, Covered Parking |  Eisenhower Golf Course Nearby |
|  Commuter Friendly |  Dense Labor Pool |  Bus Stops In Front of Building |
|  24hr Security & Concierge |  6 Hotels within 3 miles |  Nearby Entertainment |
|  Multiple Nearby MTA Stations |  Nearby Casual & Upscale Dining |  Near Hofstra & Adelphi Universities |

COMMUTER ACCESS

- L.I.E. Exit 40 (5 minutes)
- Meadowbrook State Parkway Exit M3 (1 minute)
- Northern State Parkway Exit M4 West (2 minutes)
- 14 Miles from JFK Int'l Airport
- 17 Miles from LaGuardia Airport
- Bus Service (N16, 31, 43, 45 & 51)
- Less than 10 min. drive to multiple MTA Stations



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AVAILABLE SPACES

Lower Level

25	2,118 RSF		Immediate
45	1,782 RSF		Immediate

1st Floor

130	3,514 RSF	130 & 180 can be combined for total of 7,492 RSF	Immediate
180	3,978 RSF		Immediate

2nd Floor

230	1,997		Immediate
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4th Floor

400	13,208 RSF	400 & 430 can be combined for total of 15,789 RSF	Immediate
430	2,581 RSF		Immediate
405	2,669 RSF		Immediate
450	9,535 RSF		Immediate

5th Floor

500	14,623 RSF		Immediate
520	11,249 RSF		Immediate

TYPICAL FLOOR PLATE

