



Sublease Rental 25% Below FMV



100 Quentin Roosevelt Boulevard
Garden City, New York

17,000 Square Feet

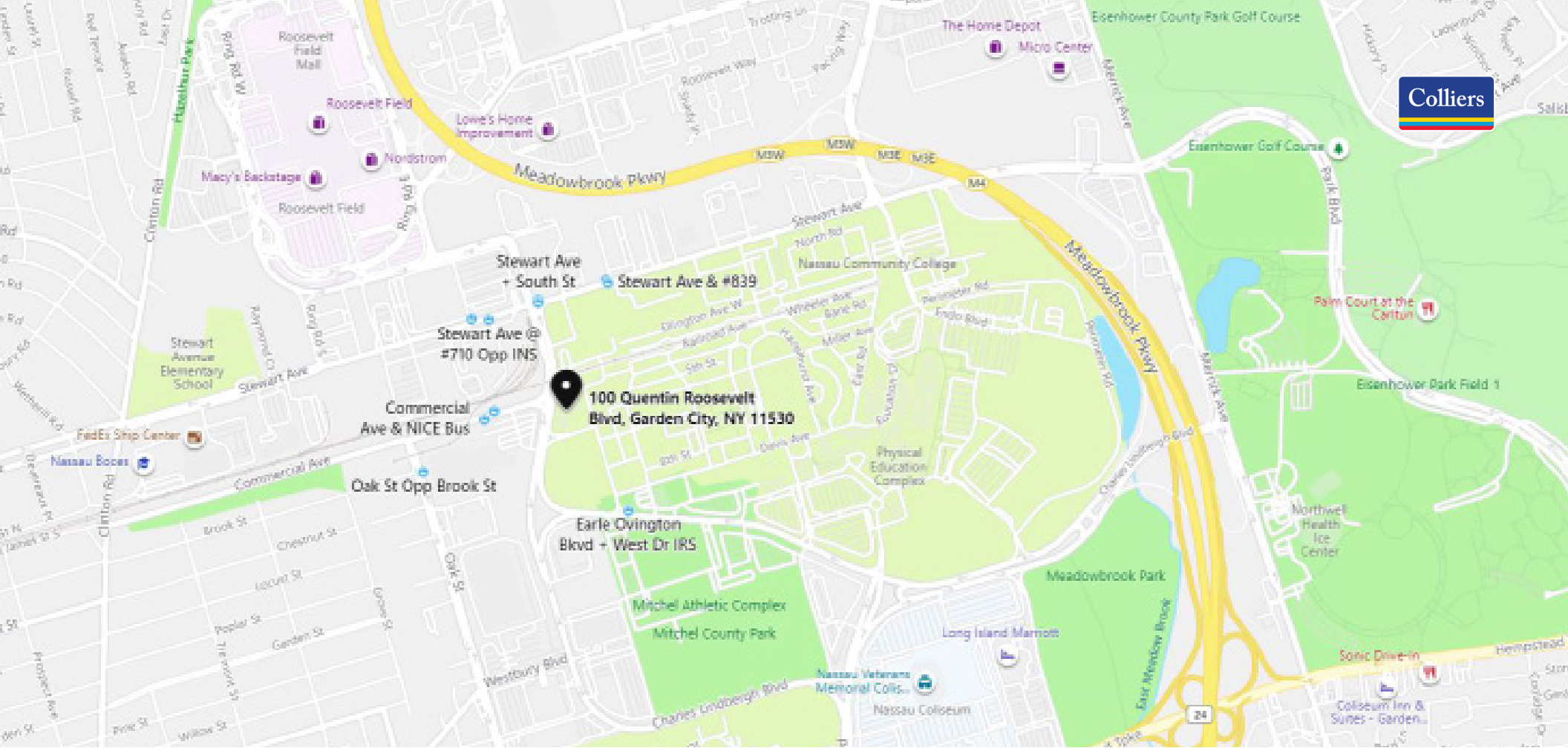
- 3rd Floor Space Available immediately
- Mint move-in condition
- Sublease Rental 25% Below FMV
- Spaces are contiguous and can be rented separately or together
- Class A building with Best-in-Class building ownership and management
- Excellent ratio of windows
- Top amenities include conferencing facilities on-site fitness center, ample private/visitor parking availability and a full service restaurant
- Close proximity to the Garden City Hotel, Marriott Hotel, LaQuinta Inn, Roosevelt Field, Nassau Coliseum and Nassau Community College

Asking Lease Price:
\$28.00 PSF

Lease Expires 5/31/2027



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100 Quentin Roosevelt Boulevard - Location Highlights

- Close to many major retailers, hotels and restaurants
- Daily traffic count of 28,800 on Quentin Roosevelt Boulevard and Stewart Avenue
- Located on 4 way intersection with a traffic light and N27 bus stop (Commercial Avenue)
- Easy access to the Northern, Southern, and the Long Island Expressway from the Meadowbrook Parkway

Entrance and Public Corridor

Entrance

Entrance

Entrances, Elevators and Public Corridor

Legend:

- 75 Workstations
- 16 Private Offices
- 4 Conference Rooms
- Lunchroom
- Admin/Computer Areas
- Restrooms
- Storage/Electrical/Receiving

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