



## CLASS A OFFICE SPACE

### 92,000 RSF of Contiguous Space Available

#### BUILDING AVAILABILITIES

**Asking Rent: \$33.50 prsf + \$3.50 utilities**

**6<sup>th</sup> Floor: 48,161 rentable square feet**

**5<sup>th</sup> Floor: 44,378 rentable square feet**

**3<sup>rd</sup> Floor: +/- 10,000 rentable square feet**

**2<sup>nd</sup> Floor: 5,330 rentable square feet**

**Lower Level: 9,000 rentable square feet**

For further information please contact our exclusive agents:

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## Newmark Grubb Knight Frank

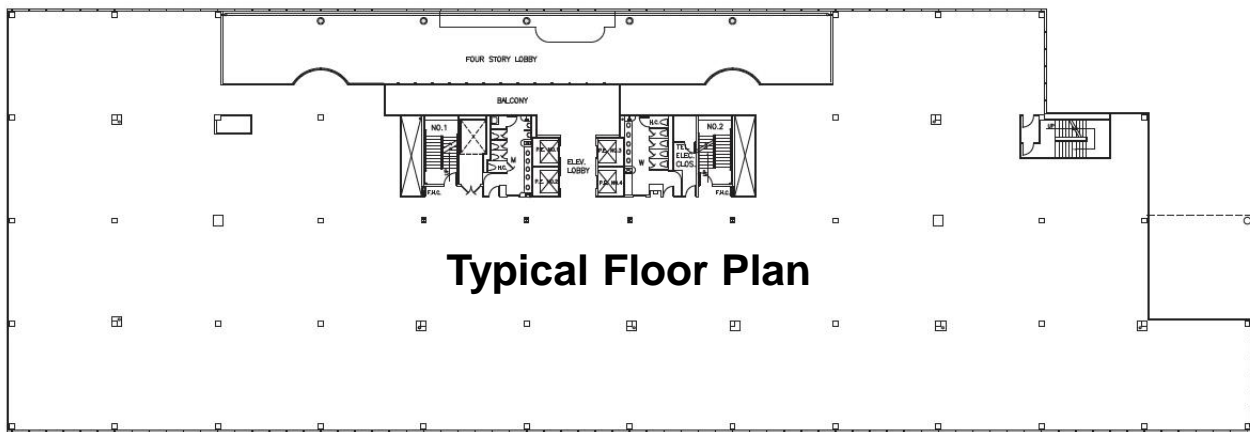
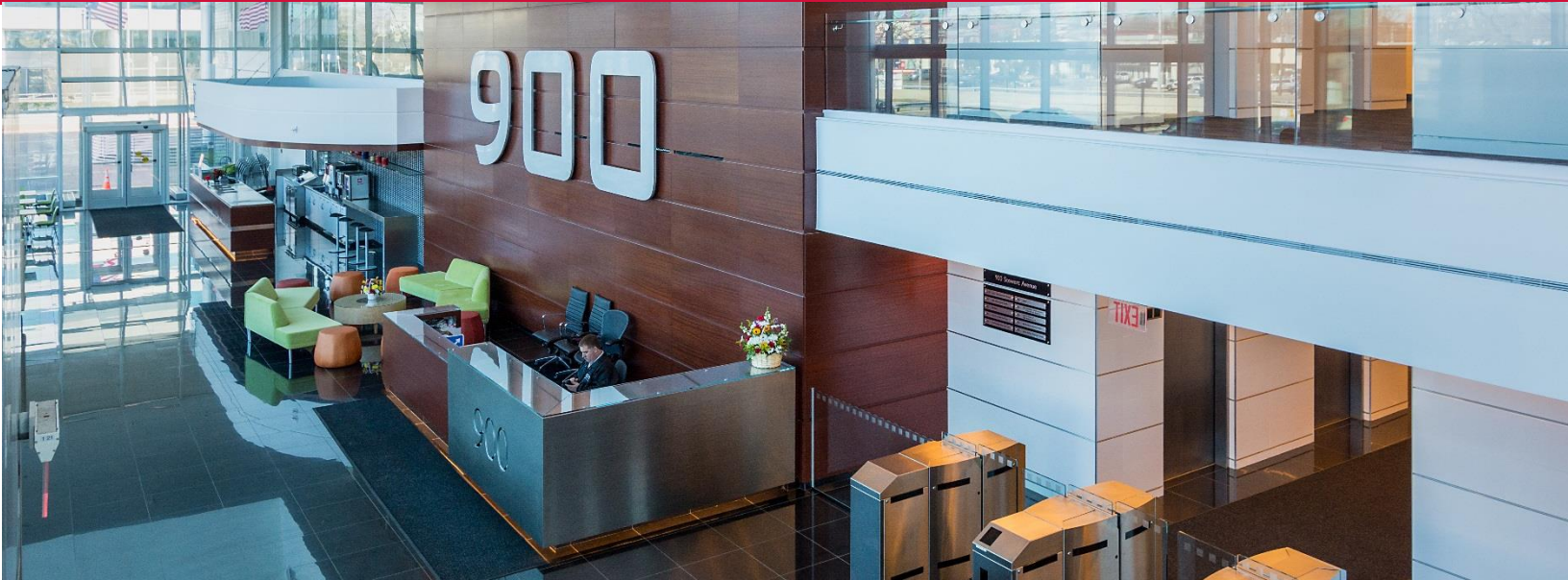
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally 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.

#### BUILDING AMENITIES

- **Atrium, Concierge, Coffee Bar, Food Service, Conference Center**
- **Recently completed Multi-Million Dollar renovations including upgraded main lobby, all common hallways, landings and bathrooms**
- **With ¼ mile of exit M3 off the Meadowbrook Parkway**
- **Collaborative work areas & Wi-Fi**
- **Close to major highways, Roosevelt Field Mall, local restaurants and shops**
- **Parking ratio of 4/1,000 square feet including covered parking**
- **Backup Generator Available**

# 900 Stewart Avenue

Garden City, NY



**Newmark Grubb Knight Frank**

[www.ngkf.com](http://www.ngkf.com)

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