

FOR LEASE | BUILD TO SUIT

90,000 SF Medical Office Opportunity

GARDEN CITY, NY


SIMON[®]

 **JLL**[®]



Conceptual Rendering



Property Overview

Discover Your Ideal Workspace at Our Proposed Construction!



Three Stories of Excellence
Experience the height of convenience and functionality with our three-story construction project.



Interiors Tailored to Your Needs
Ownership is dedicated to creating a space that suits your unique requirements. Let your vision come to life!



Self-Controlled Utilities
Take charge of your workspace with self-controlled utilities, ensuring a seamless and efficient work environment.



Sewer Connected
Enjoy the ease of sewer connectivity, simplifying operations and maintenance.



Highly Walkable Location
Relish in close proximity to recently renovated, Roosevelt Field Mall, which offers over 2.3M sf of retail, restaurants, entertainment, and access to public transportation!



Immediate Access from Meadowbrook Parkway
Your commute just got easier with immediate access from Meadowbrook Parkway.



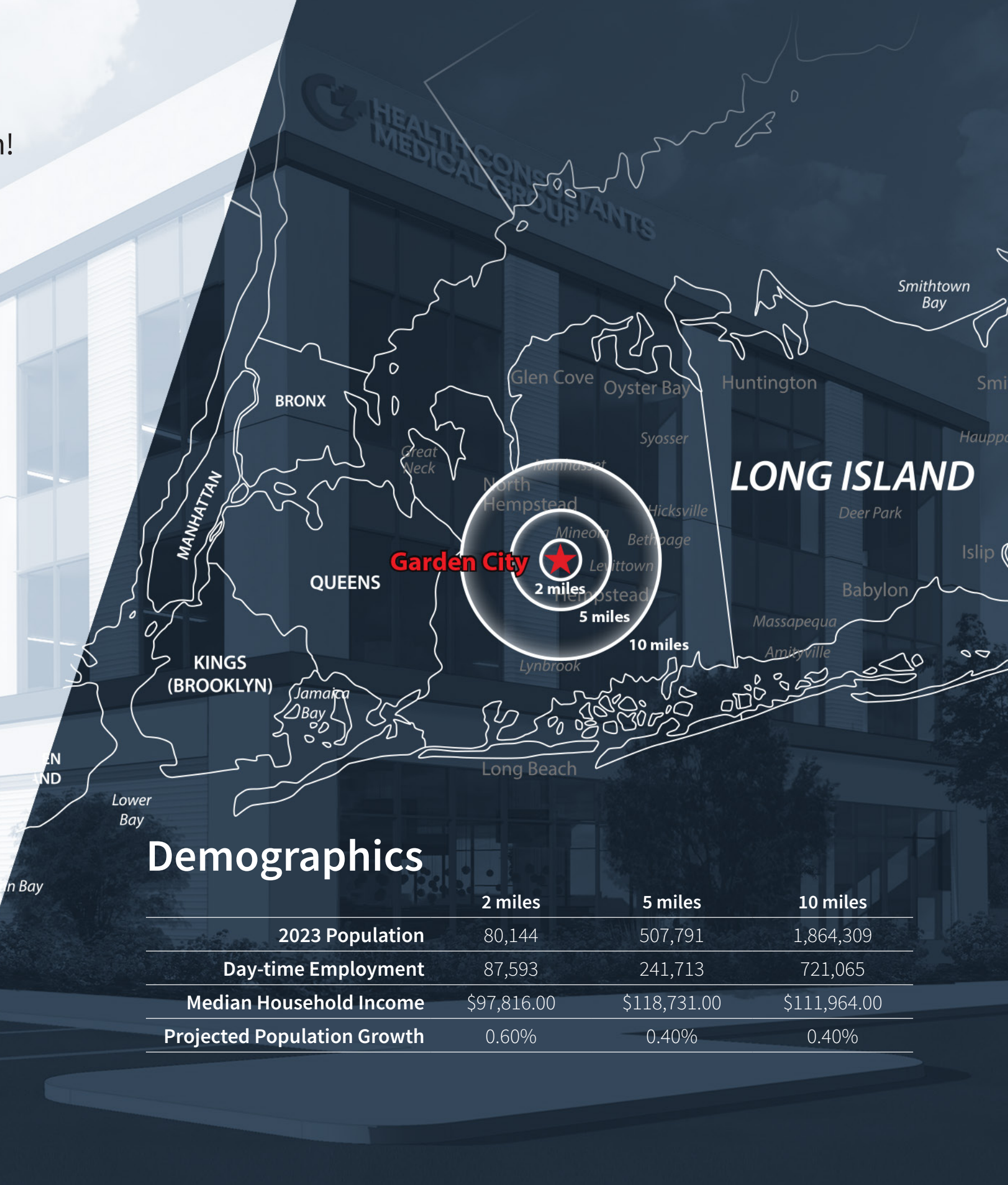
Strong, Institutional Ownership
Rest easy knowing your workspace is under the care of strong, institutional ownership.

Property Specifications

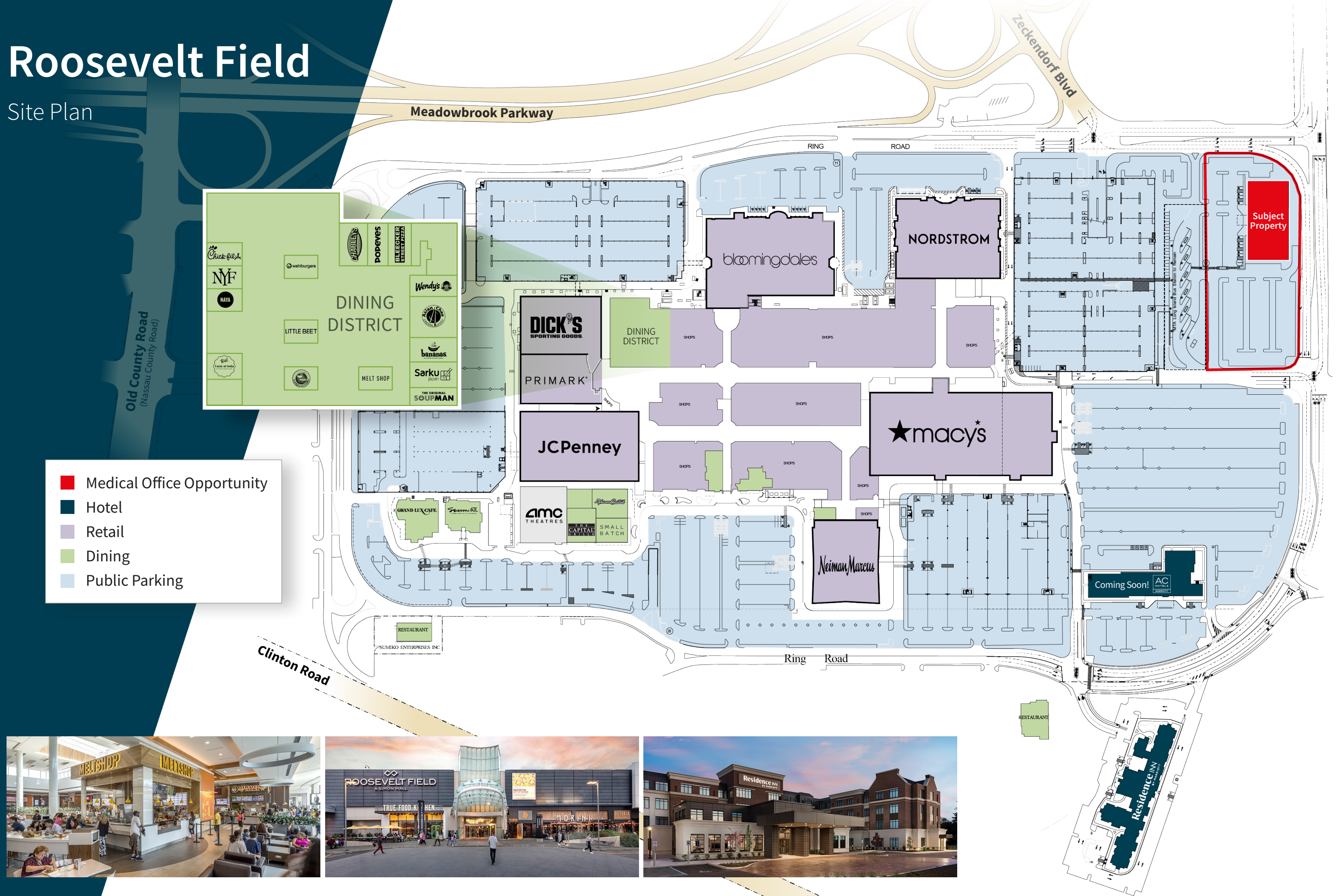
Total SF	+/- 90,000 SF
Floor Plate	+/- 30,000 SF
Parking	Surface Parking Exceeds Medical Code
Zoning	Shopping Center Business (SCB)
Rental Rate	Upon Request
Walkability	8/10

Demographics

	2 miles	5 miles	10 miles
2023 Population	80,144	507,791	1,864,309
Day-time Employment	87,593	241,713	721,065
Median Household Income	\$97,816.00	\$118,731.00	\$111,964.00
Projected Population Growth	0.60%	0.40%	0.40%



Site Plan



Location Overview

Access, Transportation and Attractions

Roosevelt Field Mall

Medical Office Opportunity

On-site at Roosevelt Field Mall (partial list):

Residence Inn by Marriott
Proposed AC Hotel



Nordstrom (only location on Long Island)
Neiman Marcus (only location on Long Island)
Dick's Sporting Goods
Bloomingdale's



Macy's
JC Penney
Primark
AMC Theaters
Apple
Starbucks



Dining District (16 options)
True Food Kitchen
Morini Osteria Romagnola
Chipotle
Nomiya
The Capital Grille
Small Batch by Tom Colicchio
Havana Central
Grand Lux Cafe
Seasons 52



Olivos Mediterranean Cafe & Grill
Dunkin Donuts



Transportation

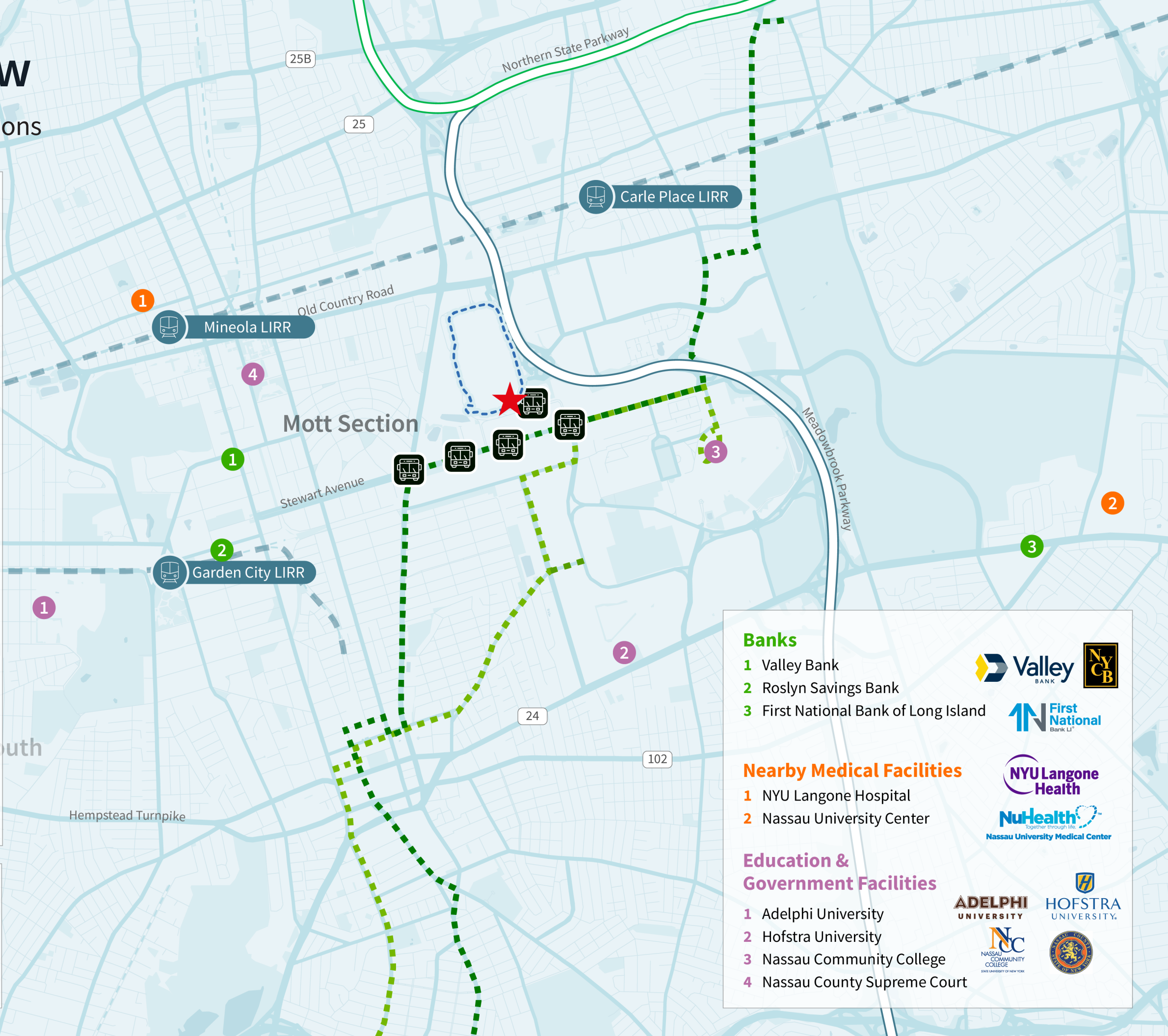
Nassau Inter-County Express Bus



Bus Stops



LIRR Train Stations



Banks

- 1 Valley Bank
- 2 Roslyn Savings Bank
- 3 First National Bank of Long Island



Nearby Medical Facilities

- 1 NYU Langone Hospital
- 2 Nassau University Center



Education & Government Facilities

- 1 Adelphi University
- 2 Hofstra University
- 3 Nassau Community College
- 4 Nassau County Supreme Court





Ray Ruiz

Managing Director
Ray.Ruiz@jll.com
+1 631 962 2890

Marianne Dugan

Vice President
Marianne.Dugan@jll.com
+1 631 962 2891

John A. Nielsen

Vice President
JohnA.Nielsen@jll.com
+1 631 962 7382

ROOSEVELT FIELD
A SIMON MALL

**BOBBY'S
BURGER
PALACE**

**HEALTH CONSULTANTS
MEDICAL GROUP**

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.