

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

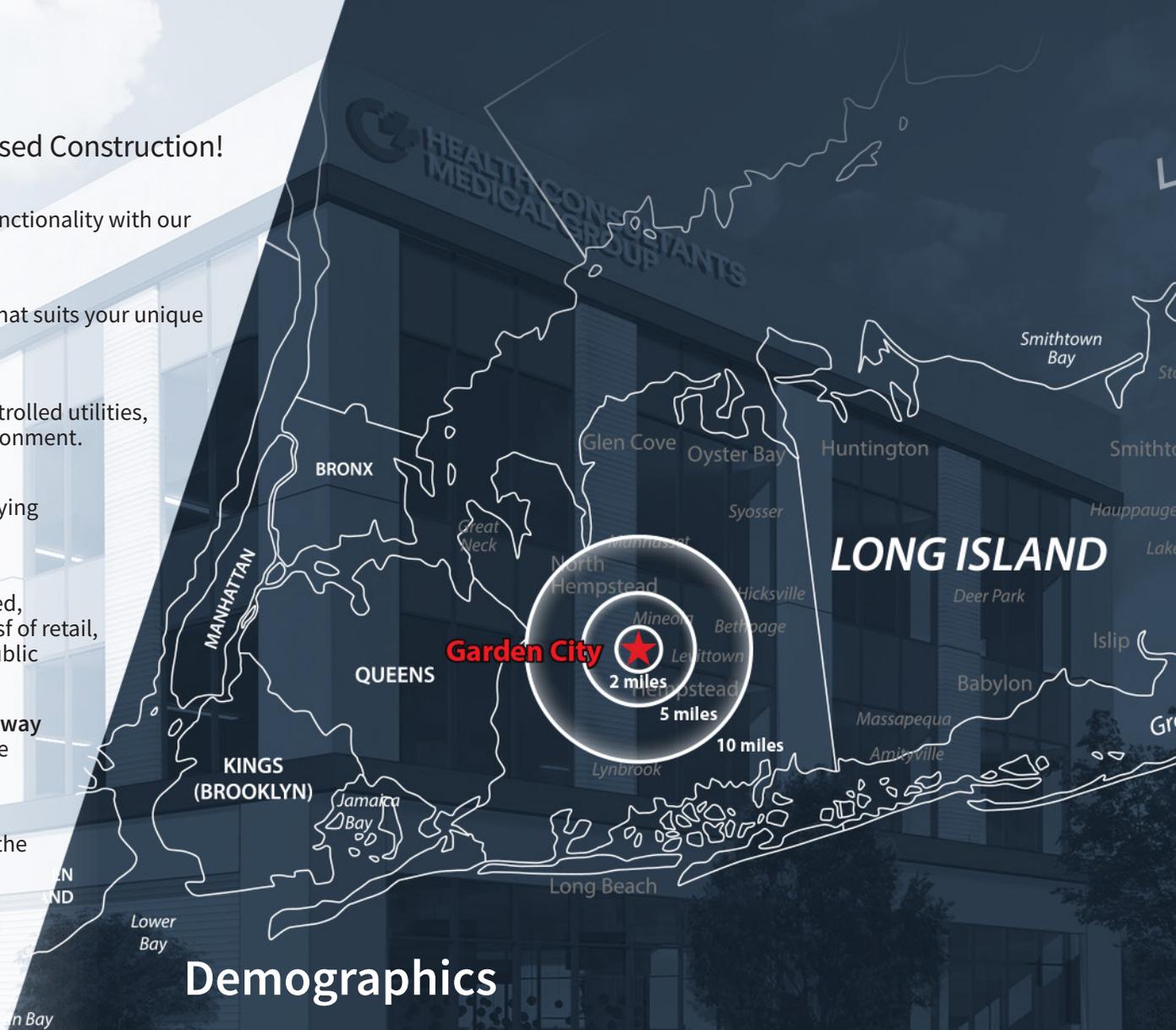
Rest easy knowing your workspace is under the care of strong, institutional ownership.

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%



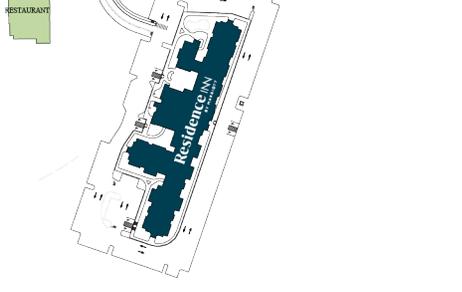
Roosevelt Field

Site Plan

- Medical Office Opportunity
- Hotel
- Retail
- Dining
- Public Parking

DINING DISTRICT

Logos for Chick-fil-de, NYF, NAYA, Little Beet, Popeyes, Wendy's, Bananas, Sarku, and The Original SoupMan.



Location Overview

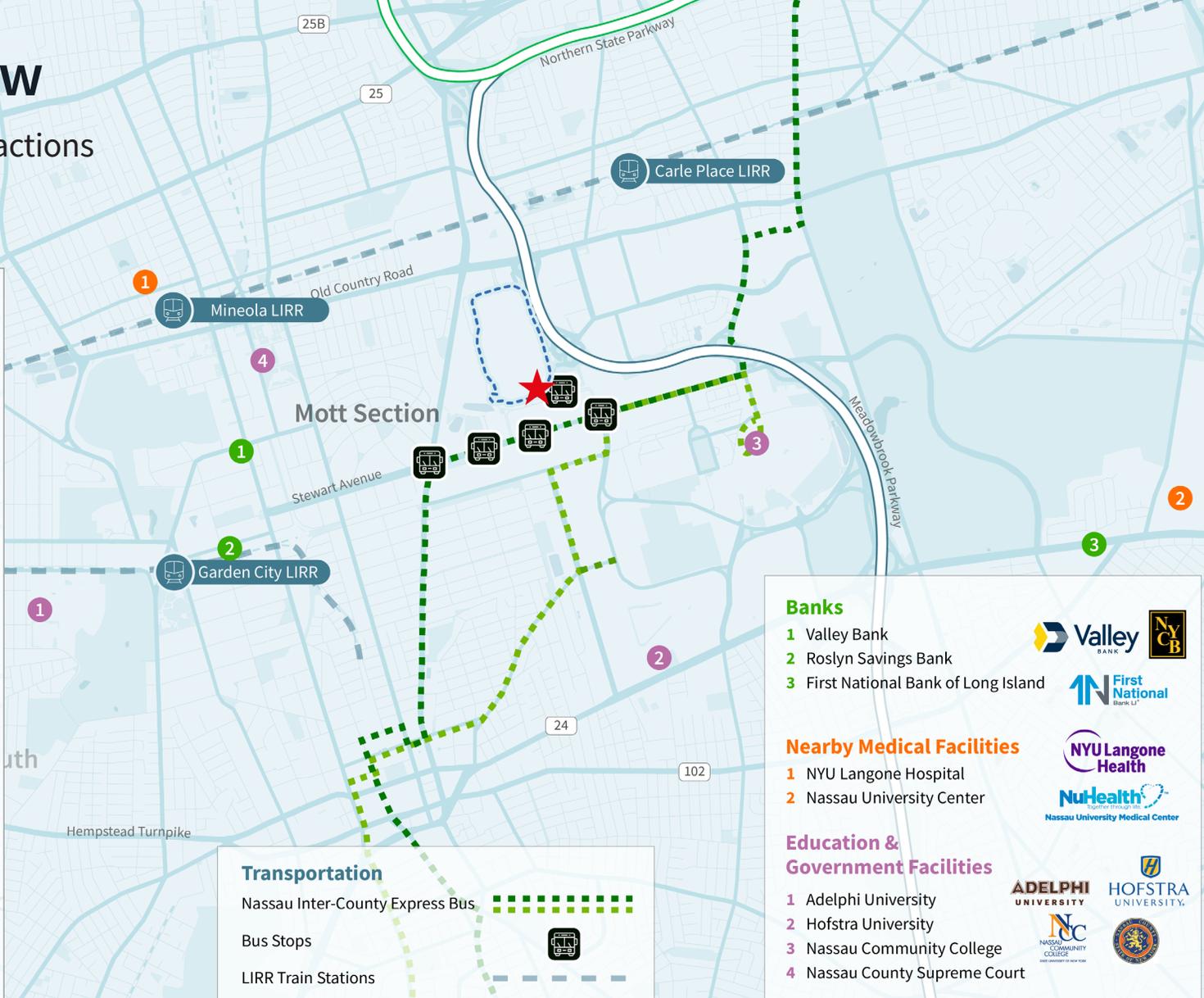
Access, Transportation and Attractions

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
 Zara
 Dining District (17 options)
 True Food Kitchen  
 Gregorys Coffee
 Chipotle  
 Nomiya
 The Capital Grille  
 Small Batch by Tom Colicchio
 Havana Central 
 Grand Lux Cafe  
 Seasons 52
 Olivos Mediterranean Cafe & Grill  
 Dunkin' Donuts



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 

Transportation

- Nassau Inter-County Express Bus 
- Bus Stops 
- LIRR Train Stations 

<p>Ray Ruiz Managing Director Ray.Ruiz@jll.com +1 631 962 2890</p>	<p>Marianne Dugan Vice President Marianne.Dugan@jll.com +1 631 962 2891</p>	<p>John A. Nielsen Vice President JohnA.Nielsen@jll.com +1 631 962 7382</p>		
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