

“MEDICAL/PROFESSIONAL SUITES!”
885/SF to 13,412/SF (Full Floor)

1103 Stewart Avenue
Garden City, NY



35,000/SF Class A 3-Story

High-End Medical/Professional Office Building

- Ideally situated at corner of Stewart Avenue & Merchants Concourse & at Exit M3 of Meadowbrook Parkway
- High volume traffic counts & excellent exposure on both roads
- 5 cars per 1000/SF on-site parking with covered deck
- Excellent Signage
- Serviced by Public Transportation - Bus Lines N16, N35 & N45
- Utilities separately metered

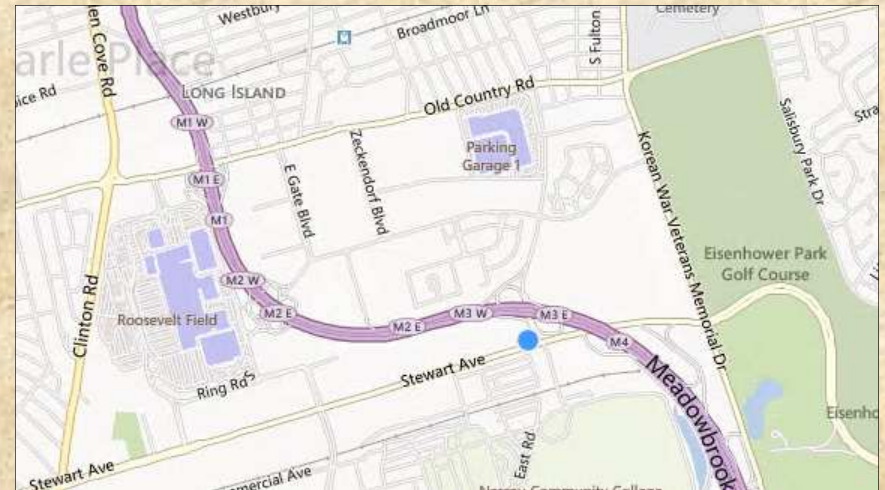
885/SF to 13,412/SF



Full Floor Opportunity



Approved Article 28 Facility



MORTON H. GLICK - JOEL E. GERSTEN

Associate Licensed Real Estate Brokers

Senior Managing Directors

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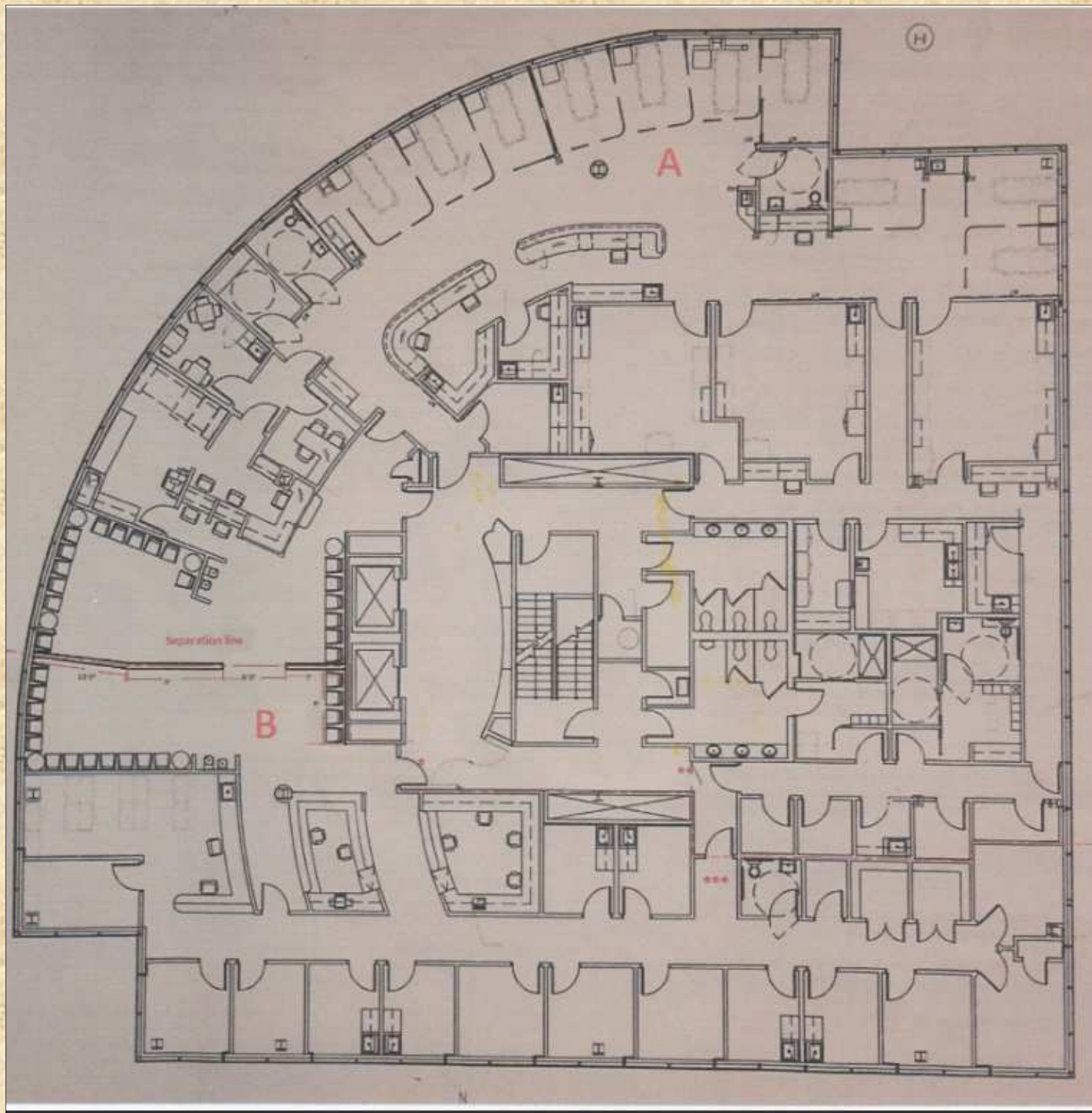
- INDUSTRIAL -

- COMMERCIAL -

- OFFICE -

- MANAGEMENT -

www.metrorealtyservices.com



Suite 301
8,375/SF (A)

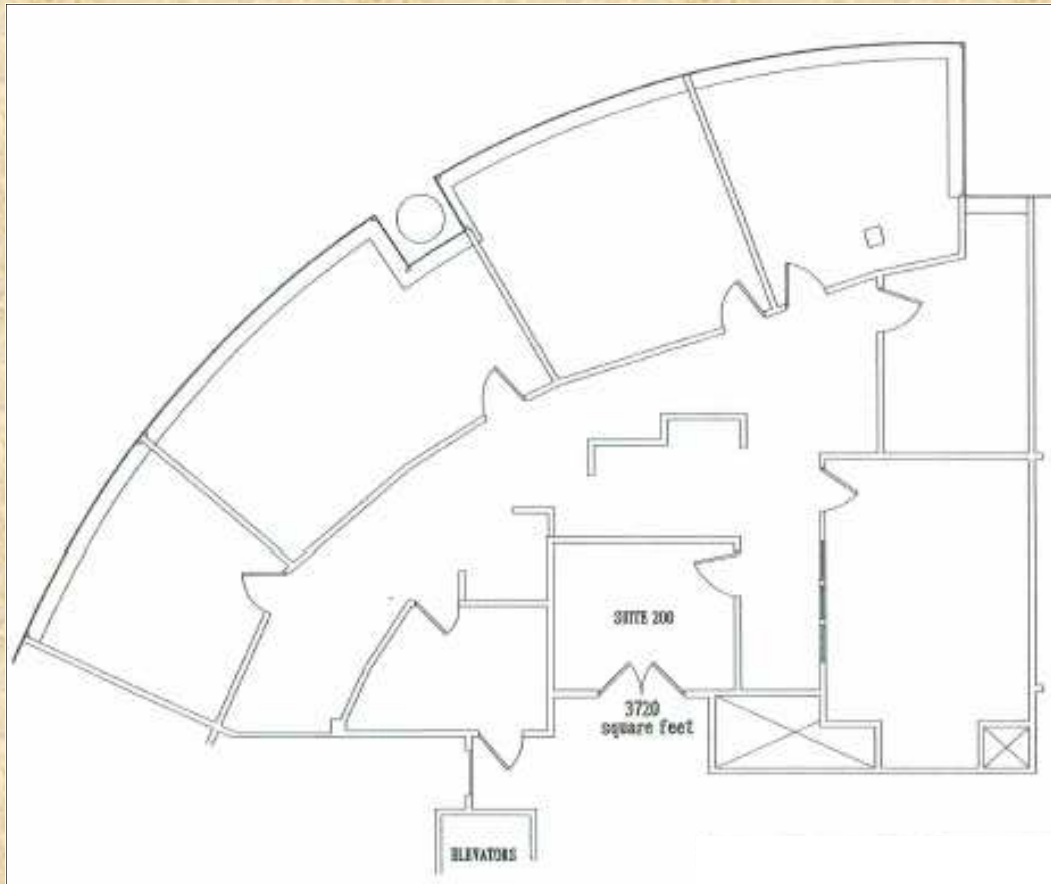
- Large Reception/Administrative Area
- 9 Admitting/Recovery Stations
- 3 Procedure Rooms
- Kitchen
- Male/Female Locker Rooms with Showers
- Storage Areas

Suite 300
5,037/SF (B)

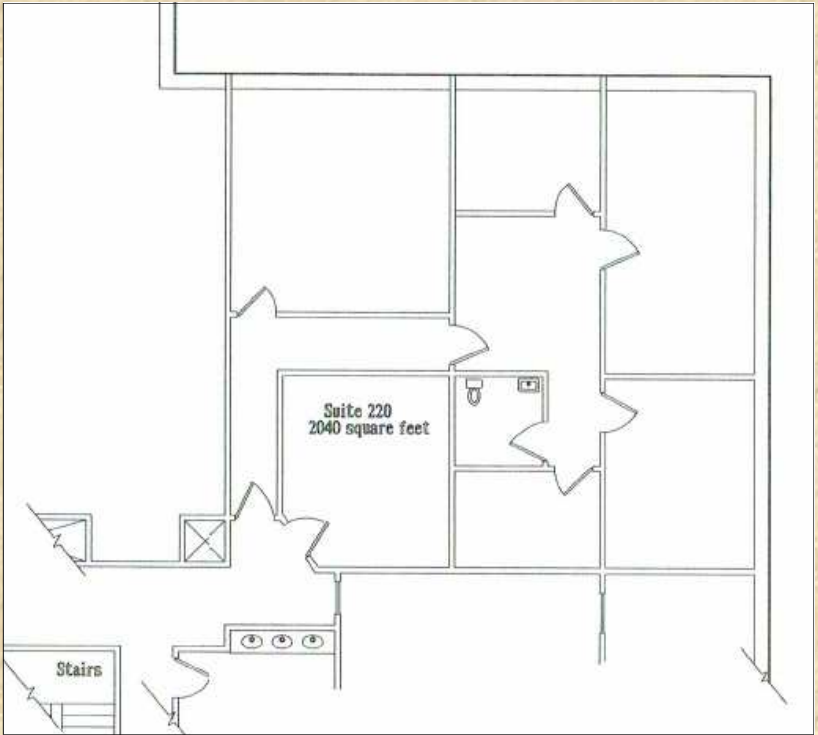
- Large Reception/Administrative Area
- 6 Exam Rooms
- 9 Offices
- Storage Areas

Suites 300 & 301
CAN BE COMBINED AS
ENTIRE FLOOR SUITE OF
13,412/SF
Was Article 28 Facility





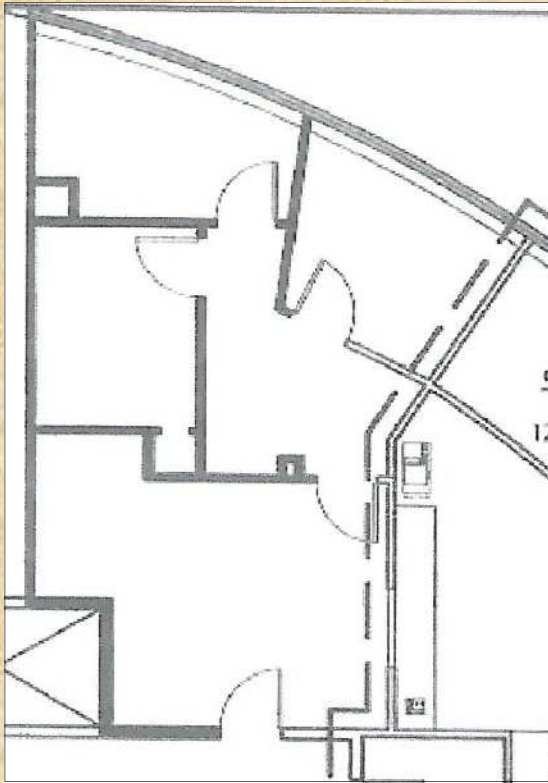
Suite 220
2,040 Square Feet
 3 Offices—2 Laboratories—Kitchen



Suite 200
3,720 Square Feet
 5 Offices—Conference Room— Bullpen—Kitchen

Suites 200 & 220
CAN BE COMBINED AS
A SUITE OF 5,760





Suite 110
885 Square Feet
3 Offices—2 Laboratories—Kitchen

