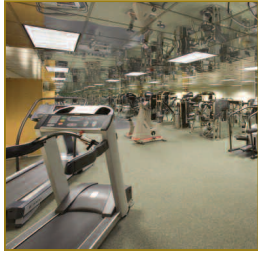




FEIL OFFICE PORTFOLIO

GARDEN CITY CENTER



Building Fact Sheet

General Description

Owner: Quentin Roosevelt Associates, LLC
Year Completed: 1989
Rentable Area: 200,000 SF

Area Amenities

Location: Close proximity to Roosevelt Field Shopping Mall
 Easy access to all major throughfares and the LIRR



Original Design & Construction

Architect: David Lauren Associates LLC
Frame: Concrete encased steel structure
Exterior Finish: Masonry facade

Construction Details

Number of Floors: 5 floors
Typical Floor Size: 36,550 RSF
Column Spacing: 32 x 28
Typical Slab Height: 11' 6" floor-to-floor

Heating, Ventilation & Air Conditioning

Air Conditioning: Air cooled package rooftop units, interior VAV's
Hours of Operation: 6:30 am – 10:30 pm Monday – Friday; 8 am – 5:30 pm Saturday

Electricity

General: 120/208 three phase
Electric Closets: All floors
Distribution: 100 – 200 amp panels per floor
Emergency Generator: 2 full backup, 480v, 800kw, 1000kva, 1203a, 60h

Telecommunications

Internet: Cablevision Lightpath
Video: Cablevision

ADA Compliance

Lobby/Elevators: Yes
Restrooms: Yes

Fire Safety

System: Simplex Grinnell 4100 fire alarm system
 Smoke and audio

Passenger Elevators

Number: 4

Freight Elevators

Number: 1
 4,000 lb. capacity

Security

Concierge desk, CCTV all entrances, lobby, parking, 24/7 card access

Other Information

Restaurant: Café Di Cento
Gym: Nautilus equipment, free weights, bicycles, treadmills, sauna, steam room and showers
Parking: Reserved parking available, general parking ratio of 4.0/per 1,000 RSF
Building: Distinctive 5-story office building, considered one of Long Island's premier office buildings, on-site management



100 QUENTIN ROOSEVELT BLVD
 NASSAU COUNTY
 LONG ISLAND



THE FEIL ORGANIZATION

Owner/Manager | Seven Penn Plaza | New York, NY 10001
T 212-563-6557 **F** 212-563-6657 **W** feilorg.com
 Kevin Driscoll | x298 | kdriscoll@feilorg.com
 Nothing Beats 50 Years of Stability.