

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 thoroughfares and the LIRR

ORIGINAL DESIGN & CONSTRUCTION

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

HEATING, VENTILATION & AIR CONDITIONING

- Air Conditioning: Air cooled package rooftop units, interior VAV's

CONSTRUCTION DETAILS

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

ELECTRICITY

- Emergency Generator: 2 full backup, 480v, 800kw, 1000kva, 1203a, 60h

FIRE SAFETY

- System: Simplex Grinnell 4100 fire alarm system. Smoke and audio

PASSENGER ELEVATORS

- Number: 4

FREIGHT ELEVATORS

- Number: 1

SECURITY

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

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