

1001 FRANKLIN AVENUE GARDEN CITY



AN ENVIRONMENTALLY BENEFICIAL CLASS A OFFICE AND RETAIL BUILDING

- 80,000 sq. ft. of prime office space.
- 30,000 sq. ft. of exceptional retail space.
- Abundant parking.
- Prime corner location in the heart of Garden City.
- Convenient access to major highways and LIRR.

The idea that buildings can be good for people and the environment is now an achievable goal. Many companies now recognize the significant benefits of locating their businesses in a sustainable or “green” building. 1001 Franklin features environmentally advanced construction materials and operating systems designed to provide a healthier environment for tenants and visitors. In addition to its green building benefits, 1001 Franklin offers all of the advantages of a prestigious Class A building in a prime Garden City location, just steps from public transportation, convenient shopping and fine restaurants.

WHY YOU SHOULD BE A TENANT AT 1001 FRANKLIN AVENUE.

Advanced fresh air, filtration and energy system

State-of-the-Art Climate Controls

Low or no VOCs in building materials and finishes

Landscaped Plaza along Franklin Avenue

IT ISN'T JUST GREEN, IT'S A FULL-SERVICE, CLASS A BUILDING.

1001 Franklin is a full-service office and retail building that features the following:

- Impressive façade and lobby featuring limestone, granite and a high performance glazing system.
- Beautiful landscaped plaza along Franklin Avenue.
- 110,000 total square feet.
- Two office floors of 39,000 square feet (will divide).
- 30,000 square feet of prime retail space (will divide).
- Automated building energy management system.
- Full fire sprinkler and life safety systems.
- High-speed broadband connectivity.
- 24 hr./7 day building access.
- 9 foot ceilings in office suites.
- Web-based tenant services system.
- Environmentally responsible maintenance practices.
- Convenient, ample parking (5:1 ratio).
- Lower level storage area.

THE HEALTHIER WORK ENVIRONMENT OF THE FUTURE IS AVAILABLE NOW.

1001 Franklin is dedicated to the principle that a Class A building should also provide a healthy environment in which to work. To that end, 1001 Franklin has been designed using the following sustainable construction methods and building systems:

- High performance insulated glazing with Evergreen™ and Solarban® 60 low-e coating provides high daylight transmittance, maximum UV protection and minimum solar heat gain.
- Multiple rooftop heating, ventilation and air conditioning (HVAC) package units designed to maximize tenant comfort and energy efficiency.
- Building management system monitors and controls temperature, carbon dioxide levels, and ventilation rates.
- Ventilation system designed to provide maximum fresh air in all seasons efficiently through energy recovery from exhaust air.
- HVAC system includes high efficiency filters for occupant health and comfort.
- Building materials, paints, adhesives and other finishes with low or no harmful off-gassing of volatile organic compounds (VOCs) for improved indoor air quality.



A HEALTHIER WORK ENVIRONMENT ALSO KEEPS YOUR BOTTOM LINE HEALTHY.

When you consider that the typical tenant spends far more on personnel costs than rent, it becomes clear that providing a healthier work environment that improves productivity, can also affect a company's bottom line. In fact, various studies have demonstrated that improvements to indoor work environments are proven contributors to employee productivity increases. Green workplaces can reduce health care costs, work loss and absenteeism.

In addition, the previously mentioned sustainable construction methods and building systems reduce energy use.

WHAT'S GOOD FOR 1001 FRANKLIN TENANTS IS GOOD FOR THE EARTH'S ENVIRONMENT.

The sustainable features listed below contribute to a better environment for all.

- The HVAC system is designed for maximum energy conservation.
- High efficiency natural gas fired condensing boilers minimize emissions to the external environment.
- Water conservation measures include rainwater collection, storage and reuse for landscape irrigation to conserve fresh water resources.
- An EnergyStar® rated roof system maximizes energy conservation.
- Building materials, paints, adhesives and other finishes have low or no harmful emissions.
- Building maintenance includes use of environmentally responsible materials and practices.

WE UNDERSTAND THE IMPORTANCE OF YOUR BUSINESS.

1001 Franklin is a joint venture of the Albanese Organization, Inc. and Castagna Realty Co., Inc.

The Albanese Organization is a premier metro-area owner and developer headquartered in Garden City and is the creator of America's first environmentally advanced residential tower, "The Solaire" in New York City.

Castagna Realty is a Manhasset-based diversified real estate company committed to the development and management of premier quality properties, including the Americana Manhasset shopping center, showcasing over fifty international boutiques.

For more information contact:

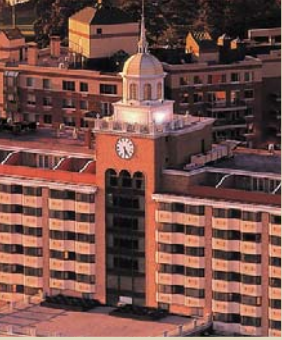
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GARDEN CITY. THE CENTER OF IT ALL.



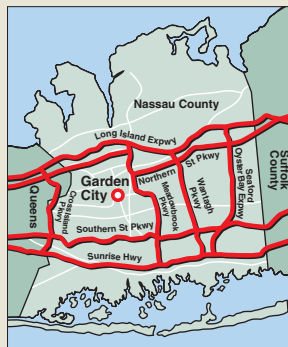
LONG ISLAND'S PREMIER LOCATION.

Founded in 1869, this thriving community has become one of Long Island's most desirable places to live and work. Garden City is widely recognized as the legal, financial and governmental center of Nassau County.

For more information regarding Garden City, visit www.gardencitychamber.org.



Garden City is located in the heart of Nassau County, easily accessible from major thoroughfares and the LIRR.



YOUR NEIGHBORS

BANKS

- Astoria Federal Savings
- Bank of New York
- Commerce Bank
- First National Bank of L.I.
- HSBC Bank USA
- Independence Community Bank
- JP Morgan Chase Bank
- M & T Bank
- North Fork Bank
- Roslyn Savings Bank
- Signature Bank
- State Bank of Long Island
- U. S. Trust Company
- Washington Mutual

FINANCIAL SERVICES

- A. G. Edwards
- Advest
- Charles Schwab
- Fidelity Investments
- H & R Block
- Merrill Lynch
- Morgan Stanley
- Smith Barney
- Wachovia Securities

HOTELS

- Garden City Hotel
- Wingate Inn

HEALTH CLUBS & SPAS

- New York Sports Club
- Elizabeth Arden Red Door Spa

RESTAURANTS

- Calagero's
- Cold Stone Creamery
- Garden City Bistro
- Grimaldi's
- Leo's
- Orchid Restaurant
- Polo Restaurant
- Rein Bar & Bistro
- Seventh Street Café
- Starbucks Coffee Co.
- Sushi Ya
- Upper Crust
- Uptown Grille
- Victory Oyster Bar & Chop House
- Walk Street
- Waterzooi Belgian Bistro

RETAILERS

- Andrew Roberts
- Barbatsuly Furs
- Chico's
- Garden City Stitches
- Gracious Gestures
- H. L. Gross & Brothers Jewelers
- Joseph & Joseph
- Lord & Taylor
- Neptune Photo, Inc.
- The Pear Tree
- Sears
- Talbots
- Tassels
- Viking Culinary Arts Center

A JOINT VENTURE OF



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