

1463

NEW YORK AVENUE FLATBUSH, BROOKLYN

Between Farragut Road & Foster Avenue

RETAIL/OFFICE FOR LEASE

APPROXIMATE SIZE

Ground Floor: 550 SF
Basement: 1,250 SF

ASKING RENT

~~\$4,500/Month~~ Reduced
\$3,500/Month

POSSESSION

Immediate

TERM

5-15 Years

FRONTAGE

20 FT

COMMENTS

- In white-box condition
- HVAC system in place
- Dedicated parking space available
- Expansive basement perfect for storage
- Steps from Brooklyn College providing strong neighborhood traffic

NEIGHBORS

New York Presbyterian Medical Group • PS 361
• The Smoothie Link • Footprints Café Express •
Central Brooklyn Ascend Middle School • Key Food

TRANSPORTATION

2 5

NOAM AZIZ

Senior Director
212.468.5984
naziz@meridiancapital.com

JUSTIN KIRSTEIN

Associate
212.468.5972
jkirstein@meridiancapital.com



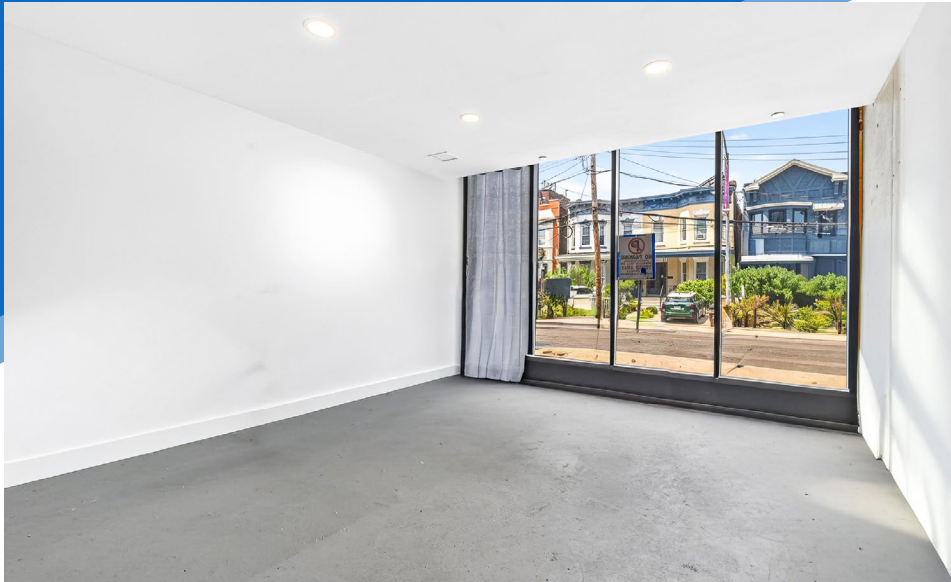
MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

1463 NEW YORK AVENUE

FLATBUSH, BROOKLYN | Between Farragut Road and Foster Avenue

RETAIL/OFFICE FOR LEASE



INTERIOR

NOAM AZIZ

Senior Director
212.468.5984

naziz@meridiancapital.com

JUSTIN KIRSTEIN

Associate
212.468.5972

jkirstein@meridiancapital.com



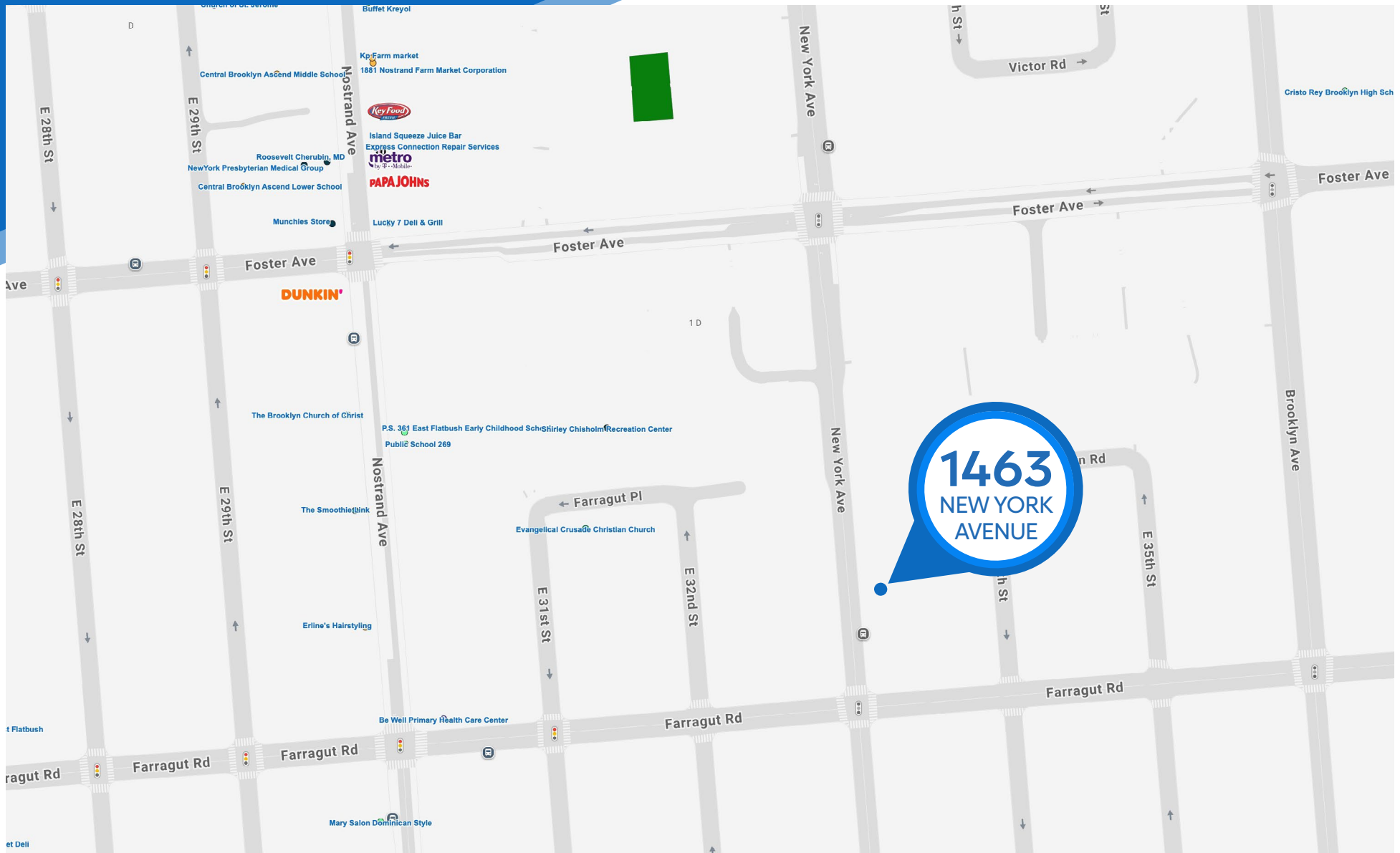
MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

1463 NEW YORK AVENUE

FLATBUSH, BROOKLYN | Between Farragut Road and Foster Avenue

RETAIL/OFFICE FOR LEASE



NEIGHBORS

NOAM AZIZ

Senior Director
212.468.5984

naziz@meridiancapital.com

JUSTIN KIRSTEIN

Associate
212.468.5972

jkirstein@meridiancapital.com



MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.