

204

25TH STREET

SUNSET PARK, BROOKLYN

Between 4th & 5th Avenues

SPACE FOR LEASE

APPROXIMATE SIZE

7,000 SF

ASKING RENT

\$15,000/Month

POSSESSION

Immediate

TERM

Negotiable

COMMENTS

- Standalone commercial building offering 7,000 SF of beautifully built-out space
- Flooded with natural light and surrounded by a dense & growing residential population
- High demand for neighborhood-serving uses
- Steps from the 25th Street R train providing excellent access to Brooklyn and Manhattan
- Versatile space suitable for office, daycare, community facility, medical, wellness, or educational uses

NEIGHBORS

Ideal Food Basket • Blue Mezcal Cocktail Bar & Lounge • Baked in Brooklyn • L'esti's Desserts • Soul Café Coffee Roasters • KFC • Manna Coffee • Mama Tried Bar

TRANSPORTATION



JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

JORDAN LANGER

Senior Associate
212.468.5977
jlanger@meridiancapital.com

JASON BERISHA

Associate
212.468.5955
jberisha@meridiancapital.com

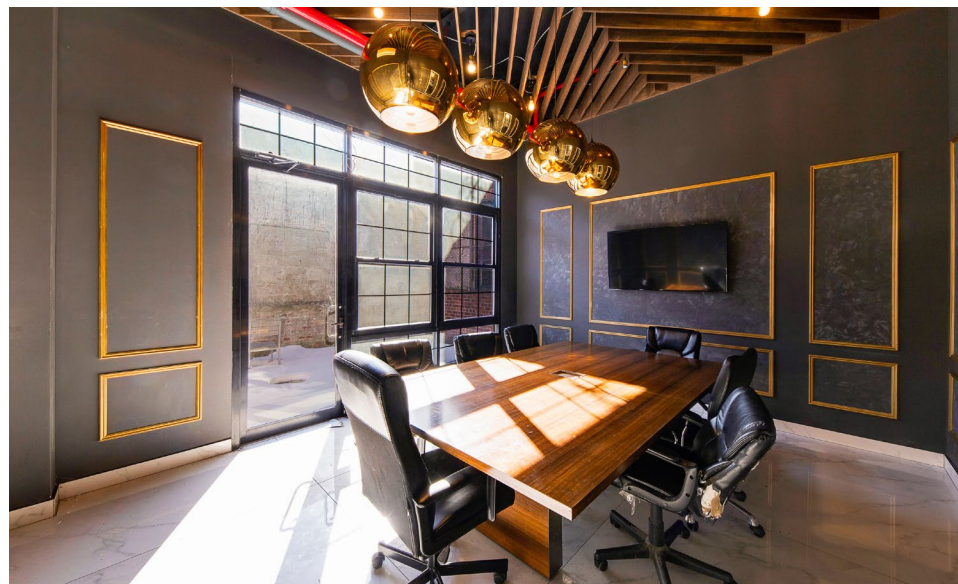
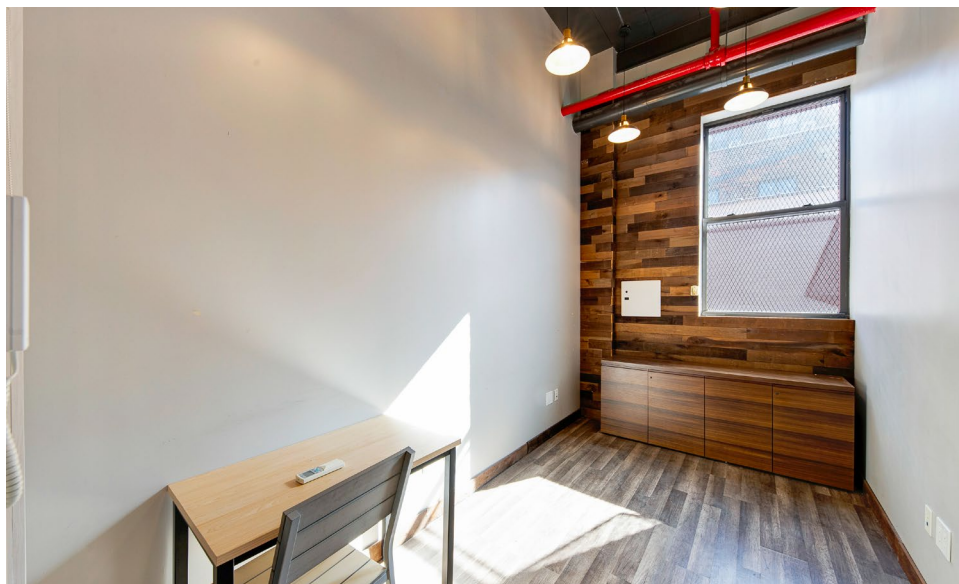


MERIDIAN
RETAIL LEASING

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.

204 25TH STREET
SUNSET PARK, BROOKLYN | Between 4th and 5th Avenues

SPACE FOR LEASE



INTERIOR

JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

JORDAN LANGER

Senior Associate
212.468.5977
jlander@meridiancapital.com

JASON BERISHA

Associate
212.468.5955
jberisha@meridiancapital.com

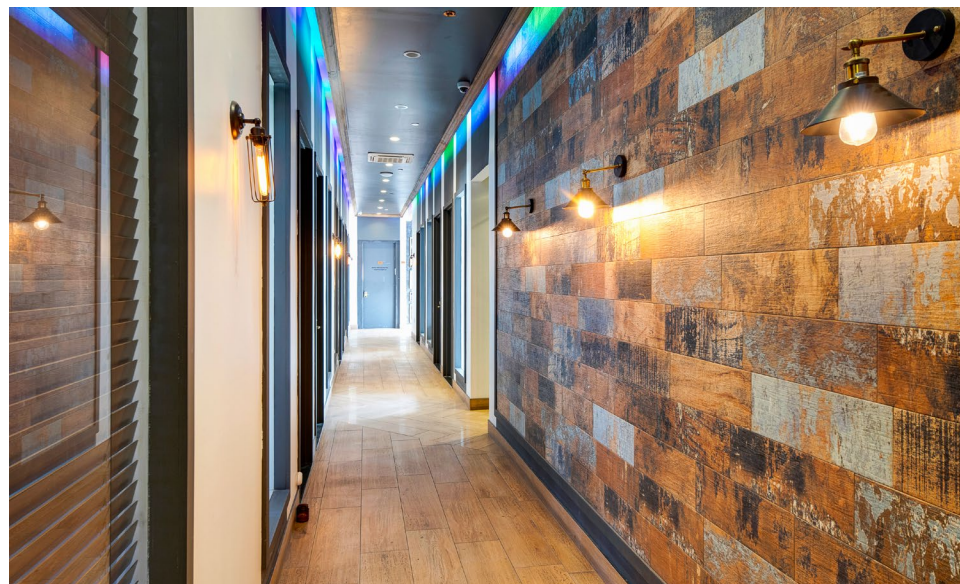
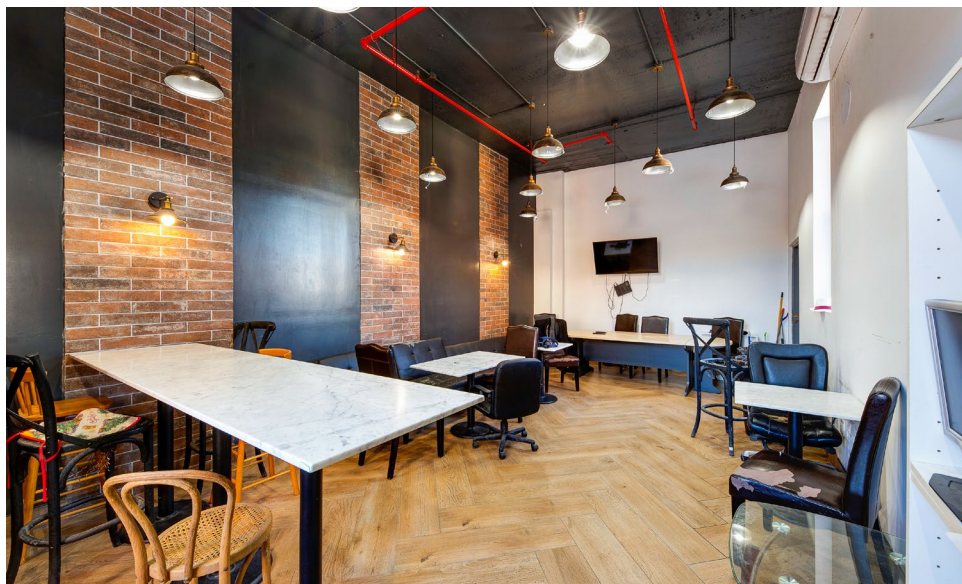
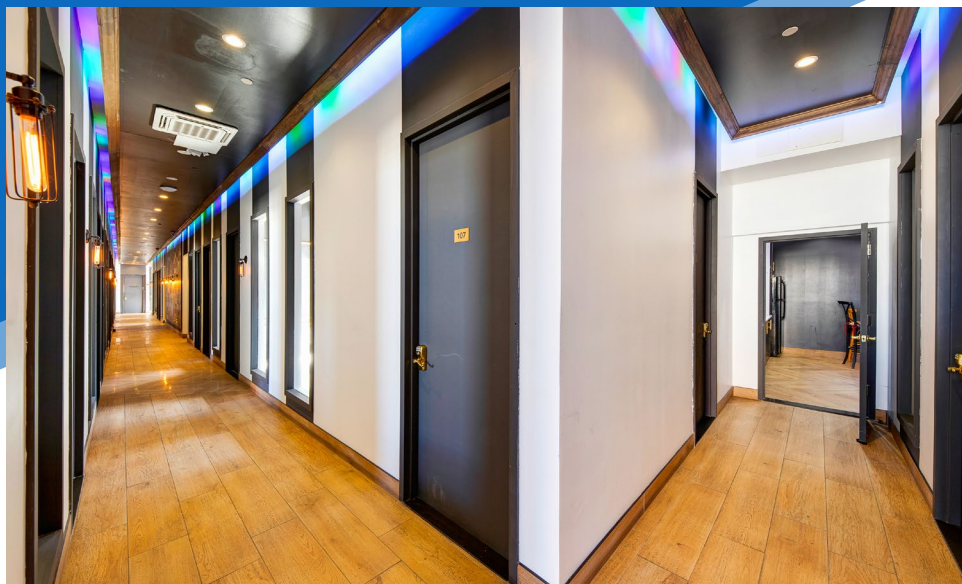


MERIDIAN
RETAIL LEASING

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.

204 25TH STREET
SUNSET PARK, BROOKLYN | Between 4th and 5th Avenues

SPACE FOR LEASE



INTERIOR

JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

JORDAN LANGER

Senior Associate
212.468.5977
jlander@meridiancapital.com

JASON BERISHA

Associate
212.468.5955
jberisha@meridiancapital.com



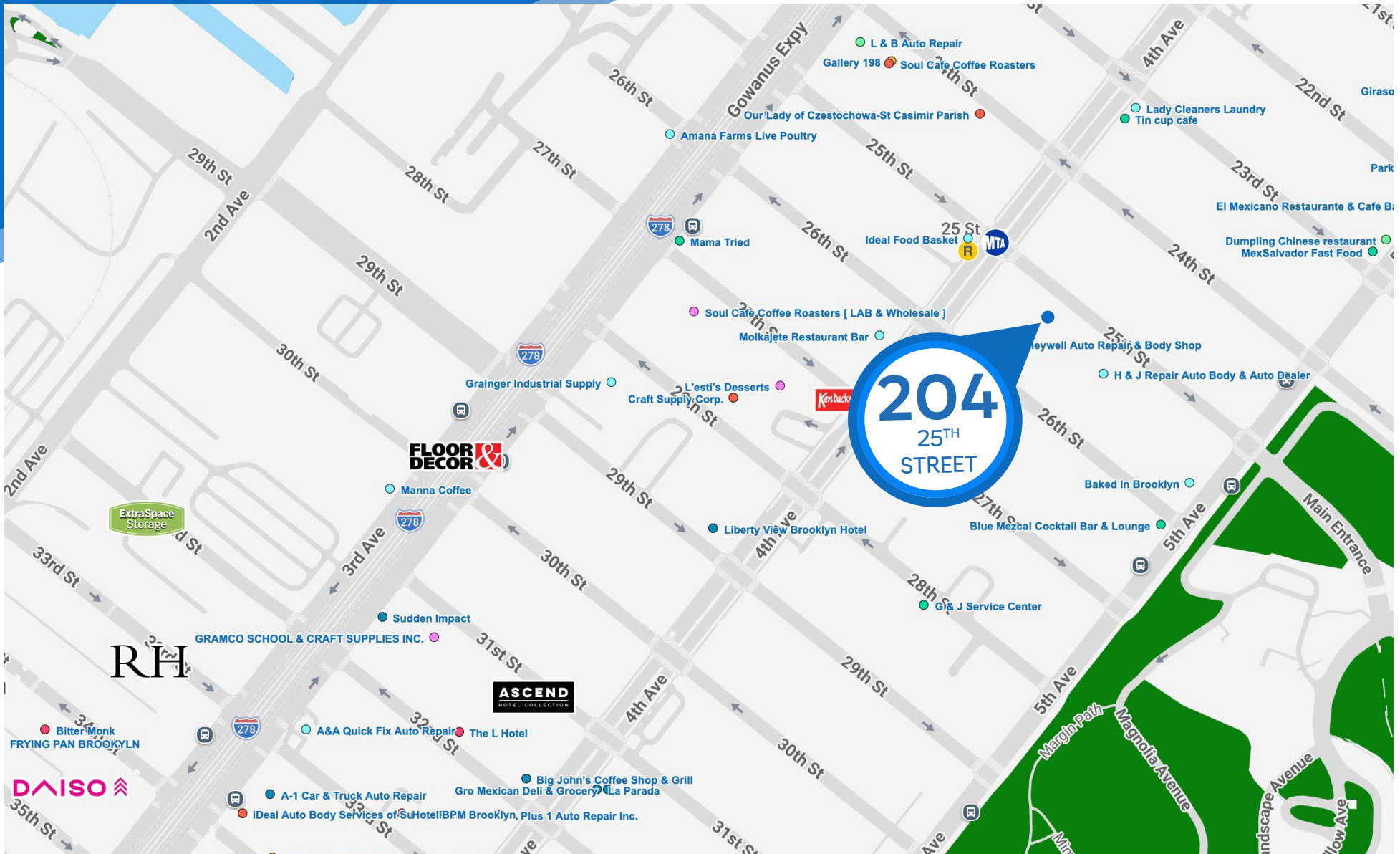
MERIDIAN
RETAIL LEASING

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.

204 25TH STREET

SUNSET PARK, BROOKLYN | Between 4th and 5th Avenues

SPACE FOR LEASE



NEIGHBORS

JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

JORDAN LANGER

Senior Associate
212.468.5977
jlanger@meridiancapital.com

JASON BERISHA

Associate
212.468.5955
jberisha@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.