

# 37-05

## 30<sup>TH</sup> STREET DUTCH KILLS, QUEENS

Between 37<sup>th</sup> & 38<sup>th</sup> Streets

RESTAURANT FOR LEASE

### APPROXIMATE SIZE

4,067 SF

### ASKING RENT

~~\$14,000/Month~~ Reduced  
\$12,500/Month

### POSSESSION

Immediate

### TERM

Negotiable

### FRONTAGE

30 FT

### COMMENTS

- Prime restaurant opportunity at the base of "Dutch House", a newly developed 186-unit residential building
- Formerly "JaJaJa Mexicana" with partial build-out
- Partial restaurant infrastructure in place including venting, gas, hood, HVAC, and MEP systems
- Surrounded by a dense mix of residential, office, and retail
- Excellent opportunity for restaurant, café, coffee, fast casual, and other specialty food operators
- Conveniently located steps from the N/W subways
- All uses considered

### NEIGHBORS

Diki Daycare • Wag & Bone • Mediterra Café • East Garden • Psari • Cielito NYC • Veronica's Bar • Leo's Pizza • Copacabana • The Pho House • Mad Donkey Beer Bar & Grill • Astoria Seafood

### TRANSPORTATION



### NOAM AZIZ

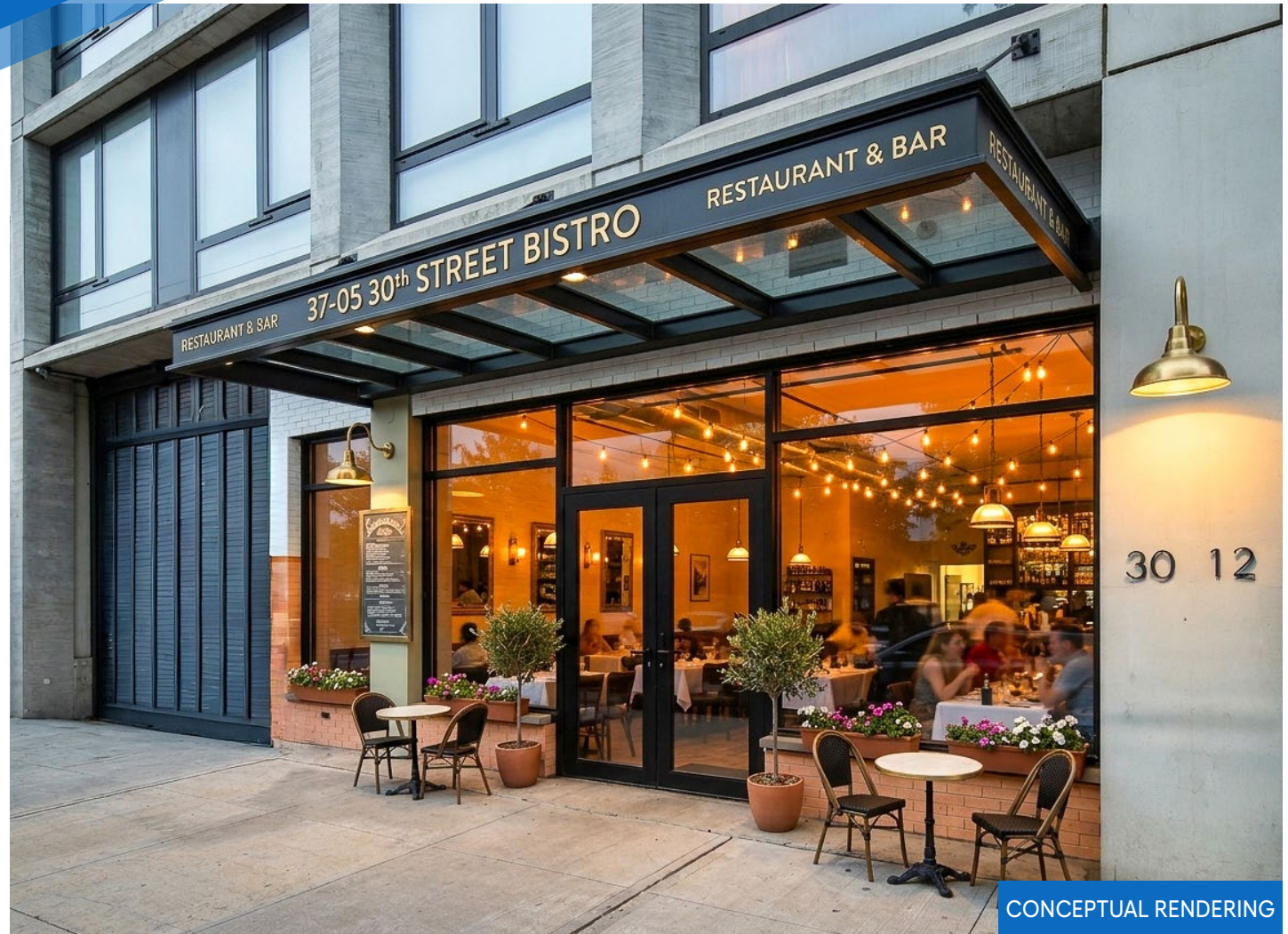
Managing Director  
212.468.5984  
naziz@meridiancapital.com

### JORDAN LANGER

Director  
212.468.5977  
jlang@meridiancapital.com

### CARSON SHAHRABANI

Senior Associate  
212.468.5927  
cshahrabani@meridiancapital.com



CONCEPTUAL RENDERING



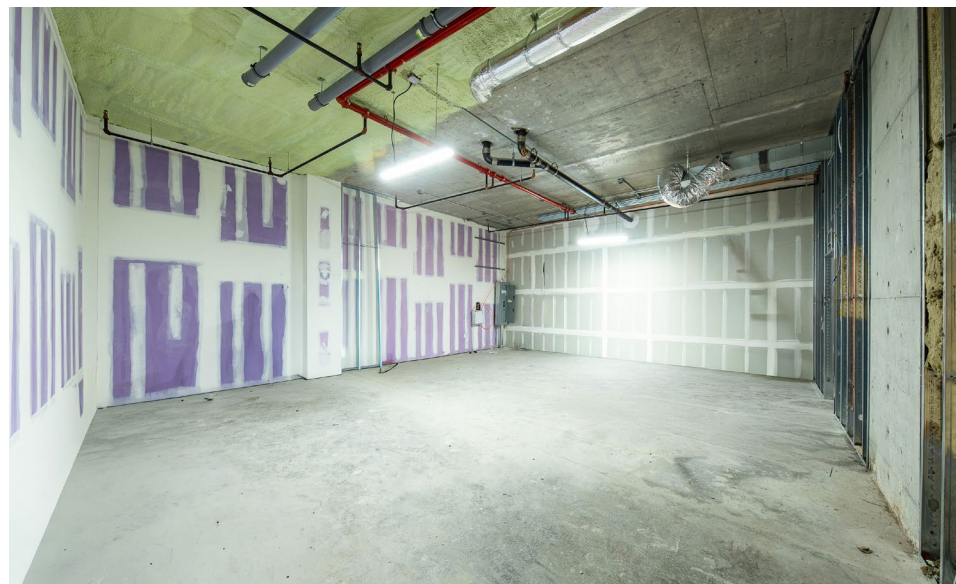
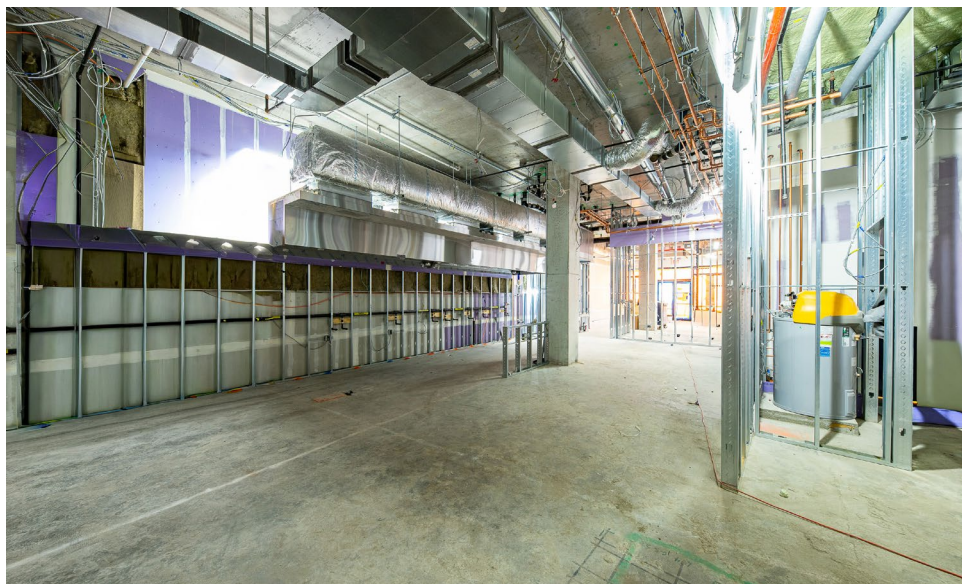
MERIDIAN  
RETAIL LEASING

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.



37-05 30<sup>TH</sup> STREET  
DUTCH KILLS, QUEENS | Between 37<sup>th</sup> and 38<sup>th</sup> Avenues

RESTAURANT FOR LEASE



INTERIOR

NOAM AZIZ  
Managing Director  
212.468.5984  
naziz@meridiancapital.com

JORDAN LANGER  
Director  
212.468.5977  
jlanger@meridiancapital.com

CARSON SHAHRABANI  
Senior Associate  
212.468.5927  
cshahrabani@meridiancapital.com



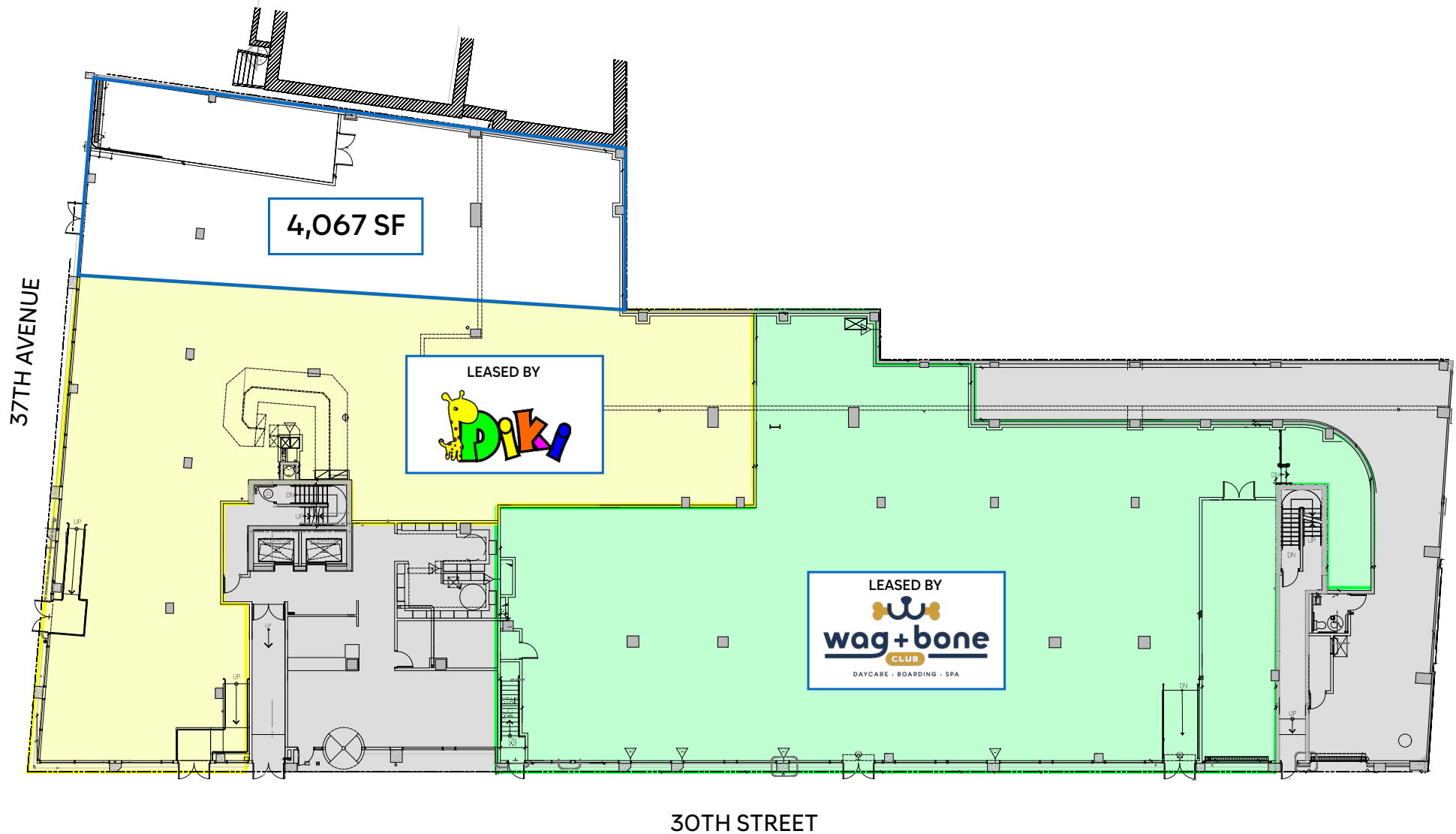
MERIDIAN  
RETAIL LEASING

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.

37-05 30<sup>TH</sup> STREET  
DUTCH KILLS, QUEENS | Between 37<sup>th</sup> and 38<sup>th</sup> Avenues

RESTAURANT FOR LEASE

FLOOR PLAN



**NOAM AZIZ**  
Managing Director  
212.468.5984  
naziz@meridiancapital.com

**JORDAN LANGER**  
Director  
212.468.5977  
jlanger@meridiancapital.com

**CARSON SHAHRABANI**  
Senior Associate  
212.468.5927  
cshahrabani@meridiancapital.com



**MERIDIAN**  
RETAIL LEASING

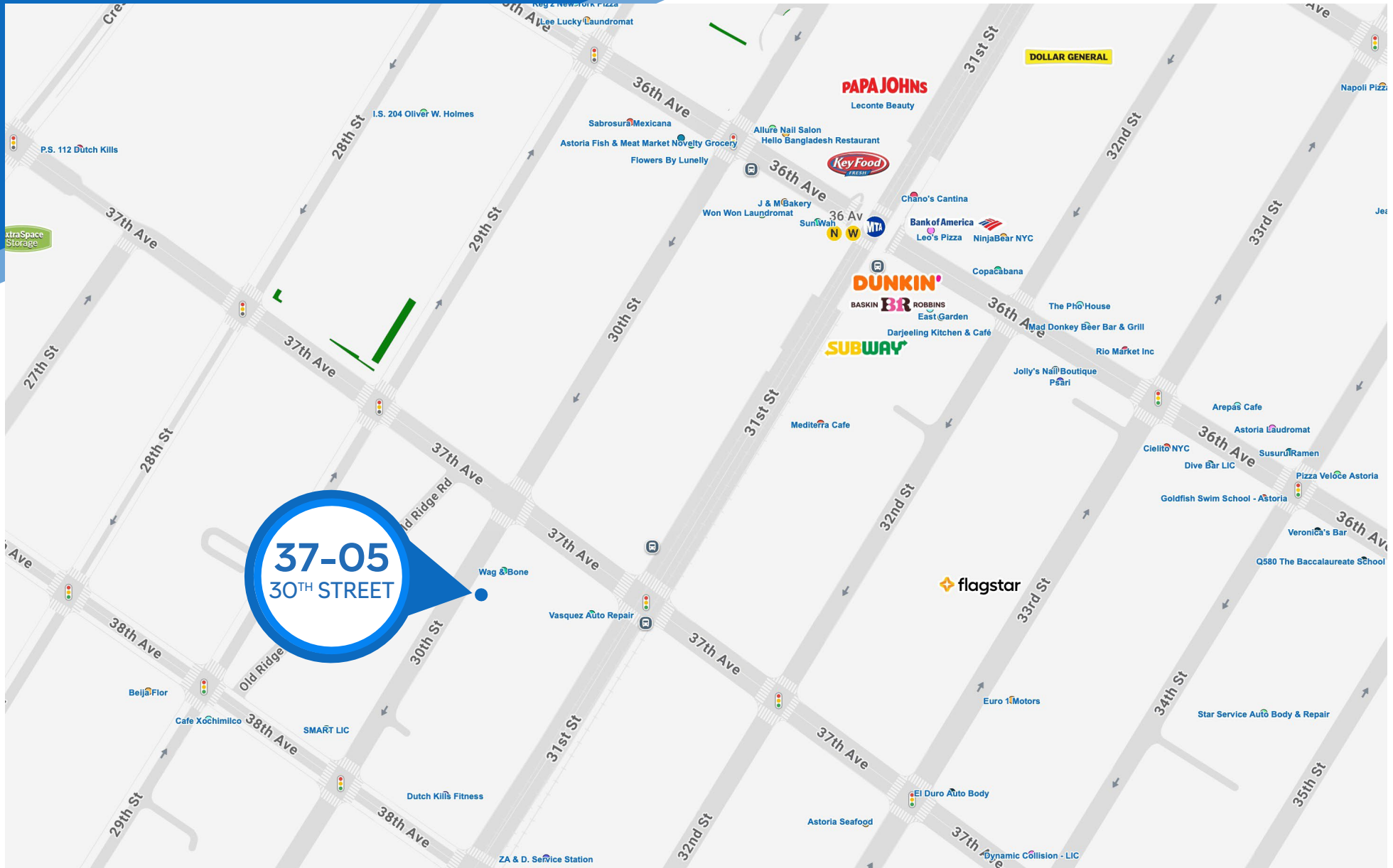
All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital 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.



## 37-05 30<sup>TH</sup> STREET

DUTCH KILLS, QUEENS | Between 37<sup>th</sup> and 38<sup>th</sup> Avenues

RESTAURANT FOR LEASE



NEIGHBORS

### NOAM AZIZ

Managing Director  
212.468.5984  
naziz@meridiancapital.com

### JORDAN LANGER

Director  
212.468.5977  
jlanger@meridiancapital.com

### CARSON SHAHRABANI

Senior Associate  
212.468.5927  
cshahrabani@meridiancapital.com



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.