

44-19

BROADWAY ASTORIA, QUEENS

Corner of Broadway & 45th Street

COMMUNITY FACILITY FOR LEASE

APPROXIMATE SIZE

Lower Level: 3,550 SF

ASKING RENT

\$7,000/Month

POSSESSION

Immediate

TERM

Negotiable

COMMENTS

- Brand-new development perfect for community facility uses
- Elevator with separate entrance
- Landlord will provide substantial TI/concessions for qualified tenants
- Divisions possible
- On-site parking access

NEIGHBORS

Layaly Café • Tropical Deli & Grocery •
Cano Coffee Company • Glamour Studio •
Sweet Habit • Vitality Bagels • Tozton • Island
Bakery • Doyle's Corner • H&K Nail Salon

TRANSPORTATION



NOAM AZIZ

Senior Director
212.468.5984
naziz@meridiancapital.com

ALEX TABAROKI

Associate
212.468.5963
atabaroki@meridiancapital.com

SHAYA KATZ

Associate
212.468.5991
shaya.katz@meridiancapital.com



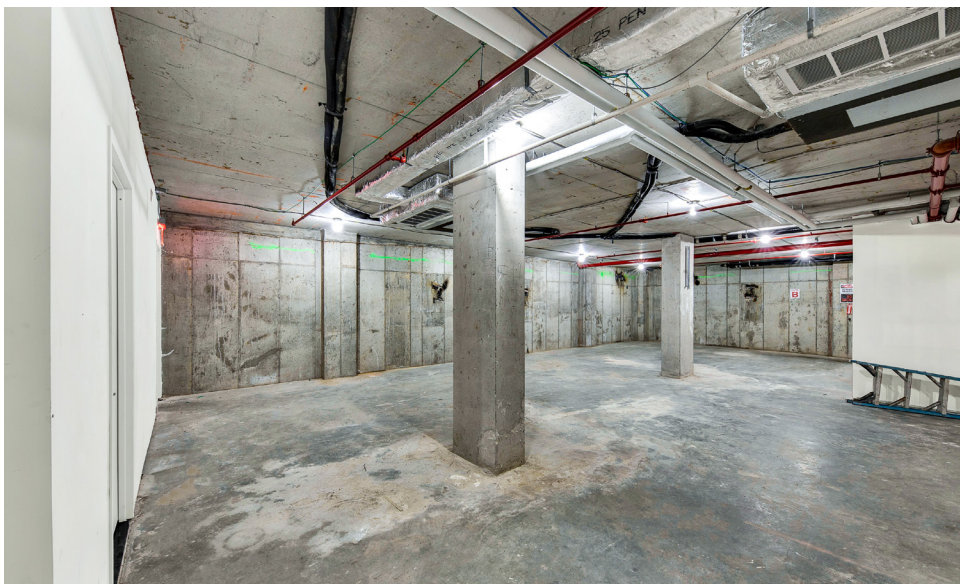
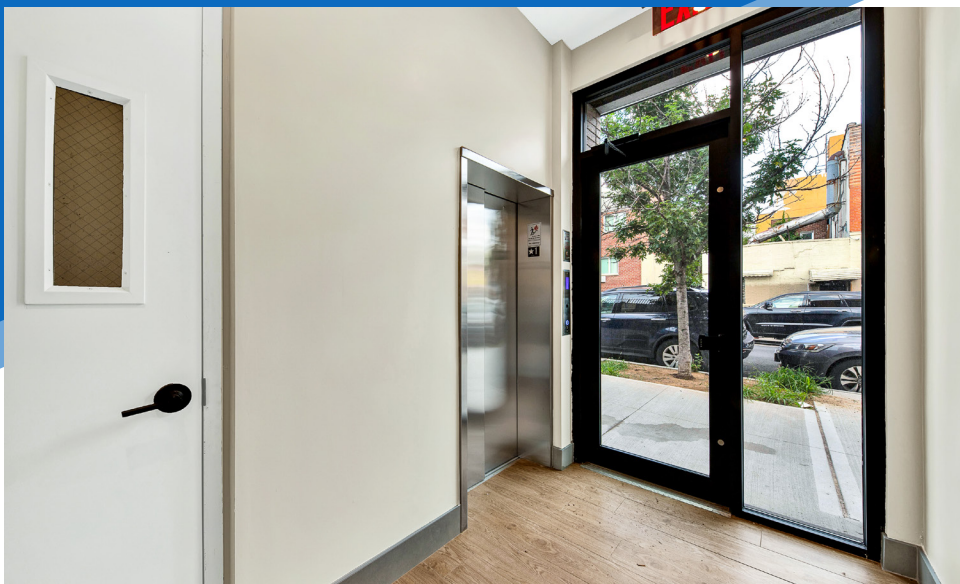
MERIDIAN
RETAIL LEASING

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INTERIOR

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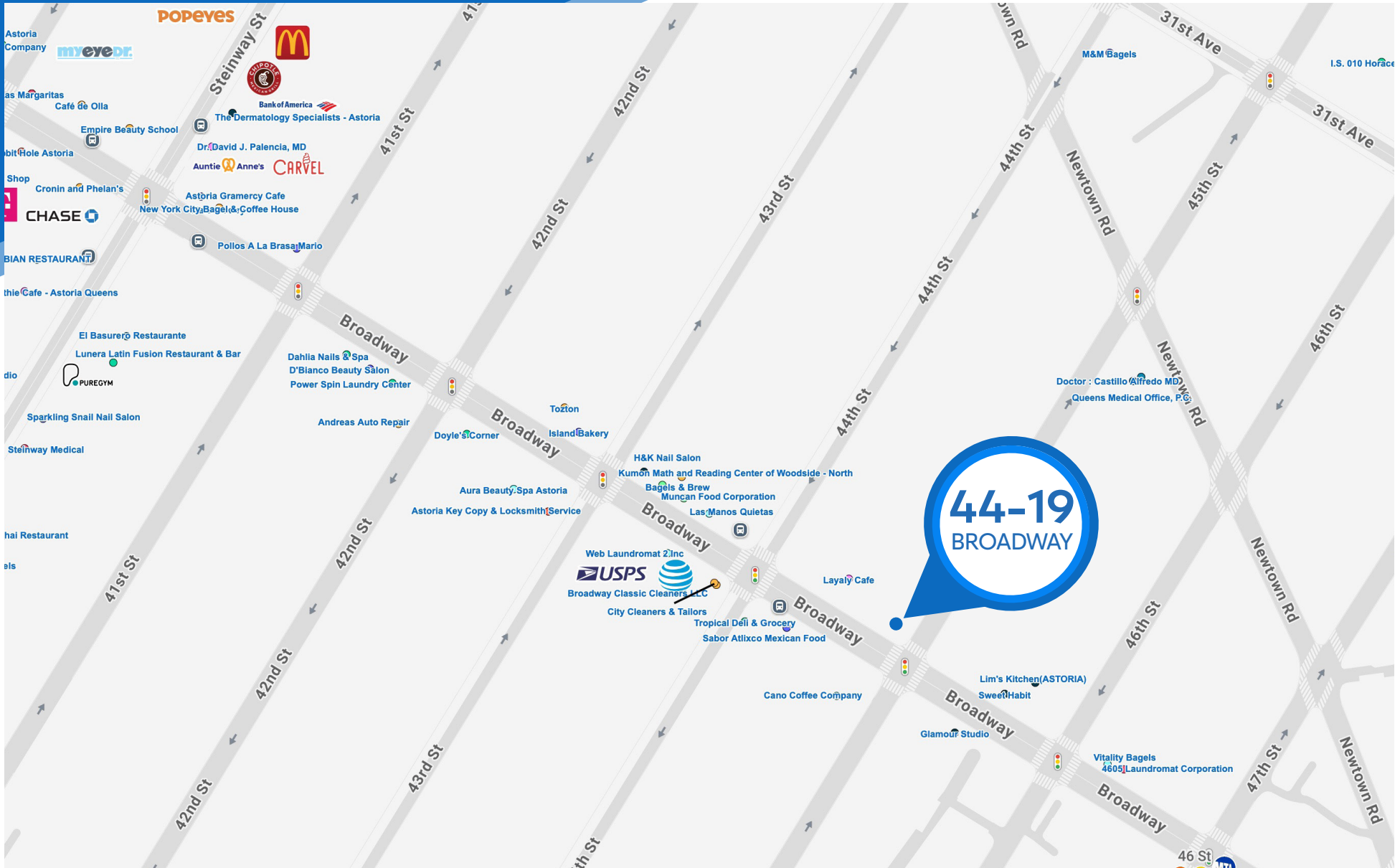
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