

485

EAST 28TH STREET FLATBUSH, BROOKLYN

Between Foster & Newkirk Avenues

RETAIL/OFFICE FOR LEASE

APPROXIMATE SIZE

Ground Floor: 500 SF
Basement: 1,200 SF

ASKING RENT

~~\$5,500/Month~~ Reduced
\$4,500/Month

POSSESSION

Immediate

TERM

5-15 Years

FRONTAGE

20 FT

COMMENTS

- White-box condition
- HVAC system in place
- Parking available

NEIGHBORS

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

TRANSPORTATION

2 5



PROPERTY INFORMATION

NOAM AZIZ

Senior Director
212.468.5984
naziz@meridiancapital.com

JUSTIN KIRSTEIN

Associate
212.468.5972
jkirstein@meridiancapital.com

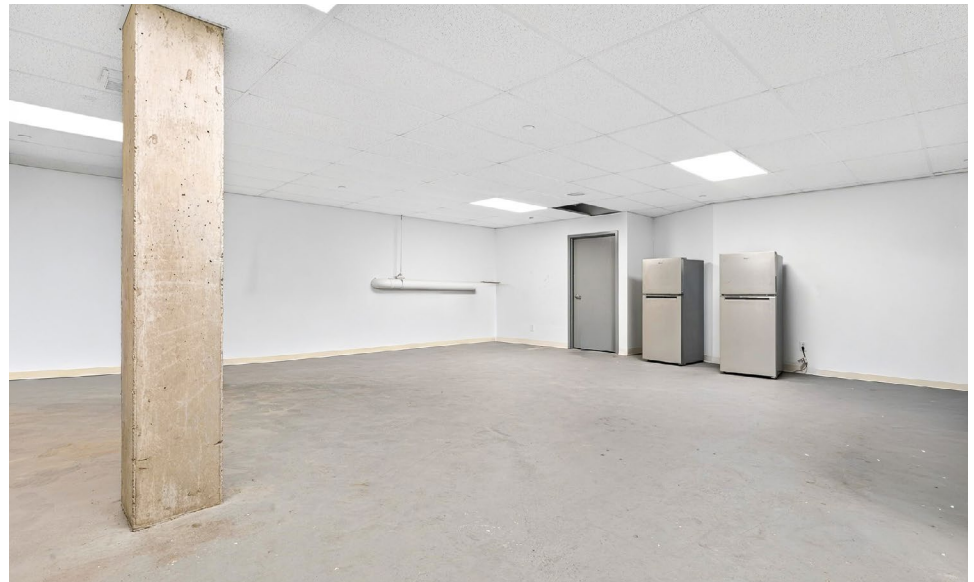
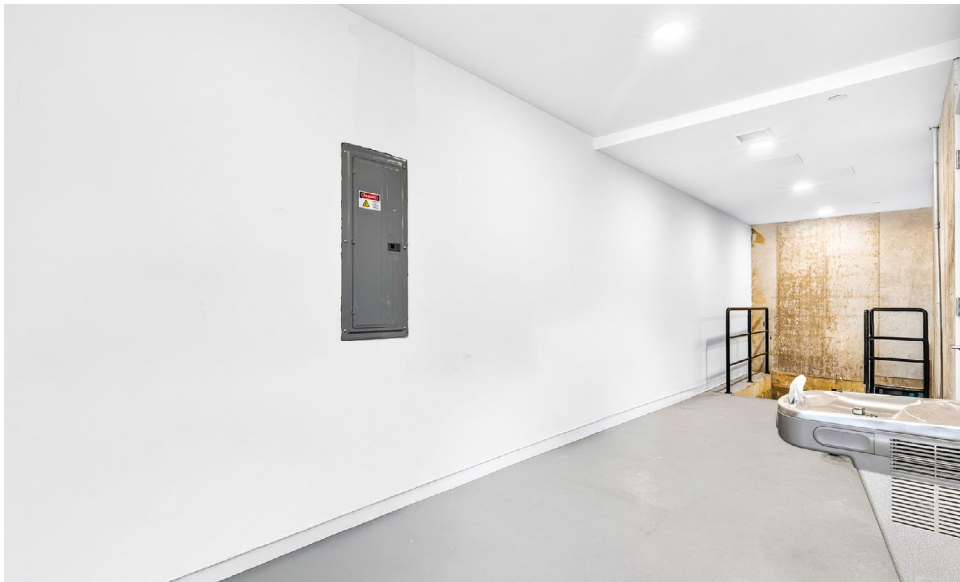
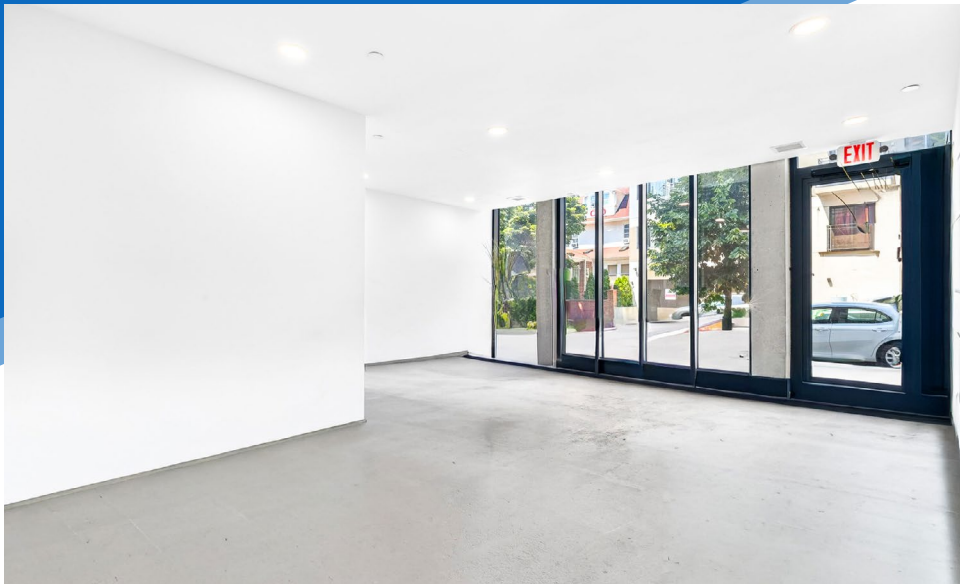


MERIDIAN
RETAIL LEASING

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.

485 EAST 28TH STREET
FLATBUSH, BROOKLYN | Between Foster and Newkirk Avenues

RETAIL/OFFICE FOR LEASE



INTERIOR

NOAM AZIZ
Senior Director
212.468.5984
naziz@meridiancapital.com

JUSTIN KIRSTEIN
Associate
212.468.5972
jkirstein@meridiancapital.com



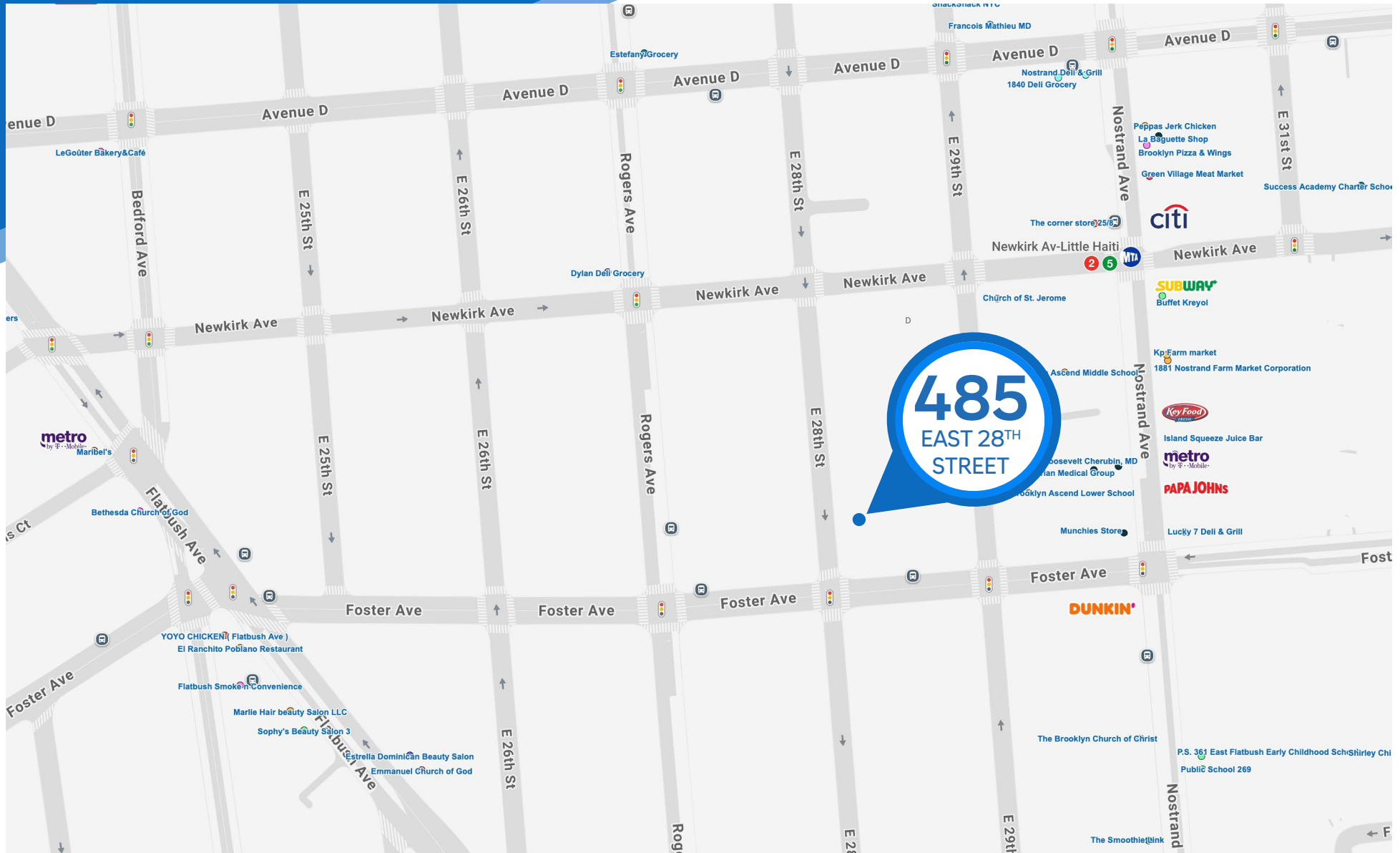
MERIDIAN
RETAIL LEASING

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.

485 EAST 28TH STREET

FLATBUSH, BROOKLYN | Between Foster and Newkirk Avenues

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.