



AVAILABLE
UP TO 130,000 SF ON 8 FLOORS

878
BROOK AVENUE
—
MELROSE, BRONX



MERIDIAN
RETAIL LEASING

878

BROOK AVENUE MELROSE, BRONX

Corner of Brook & Third Avenues

RETAIL FOR LEASE

APPROXIMATE SIZE
130,000 SF over 8 floors

ASKING RENT
\$25 PSF

POSSESSION
Immediate

TERM
Negotiable

COMMENTS

- **Landlord will build-to-suit for qualified tenants**
- All uses considered
- New HVAC and fire suppression system in place
- Vented for cooking on every level
- State-of-the-art backup power generator
- Heavy power available (4,000 AMPs Phase 3)
- 2 fully operating elevators
- 1 loading dock

NEIGHBORS

ASPCA • C Town Market • Essen Health Care • Boricua College • Foodtown • St. Peter & Paul School • Learning Through Play Pre-K Center • Auto Parts International

TRANSPORTATION

2 5

Bx5 Bx15



PROPERTY INFORMATION

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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.

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INTERIOR

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NEW HVAC



NEW FIRE SUPPRESSION SYSTEM



HEAVY 4,000 AMP 3 PHASE POWER



VENTING ON ANY LEVEL, BACKUP POWER GENERATOR

FEATURES

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Learning Through Play Pre-K Center



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