

# 406

## REMSEN AVENUE EAST FLATBUSH, BROOKLYN

Corner of Remsen Avenue & Lenox Road

COMMUNITY FACILITY FOR LEASE

### APPROXIMATE SIZE

Ground Floor: 13,625 SF  
Lower Level: 12,606 SF

### POSSESSION

Immediate

### ASKING RENT

~~Ground Floor: \$30 PSF~~ Reduced

Ground Floor: \$25 PSF

~~Lower Level: \$20 PSF~~ Reduced

Lower Level: \$17.50 PSF

### TERM

5-15 Years

### FRONTAGE

250 FT Wraparound

### COMMENTS

- Brand-new community facility space at the base of a newly constructed 98-unit residential building
- Built and zoned for Use Group 3 & 4; medical, educational, child/senior-care, or non-profit)
- Spaces can be divided and leased separately
- ADA accessible with elevator access and life-safety systems in place

### NEIGHBORS

Lucky Chance • Key Food • Popeyes • West Cuisine  
• Dollar Tree • McDonald's • Andrew Nail Spa •  
CJ Café Utica Avenue • Rainbow • Wingstop

### TRANSPORTATION



### NOAM AZIZ

Senior Director  
212.468.5984  
naziz@meridiancapital.com

### SHAYA KATZ

Associate  
212.468.5991  
shaya.katz@meridiancapital.com



PROPERTY INFORMATION



**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.

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INTERIOR

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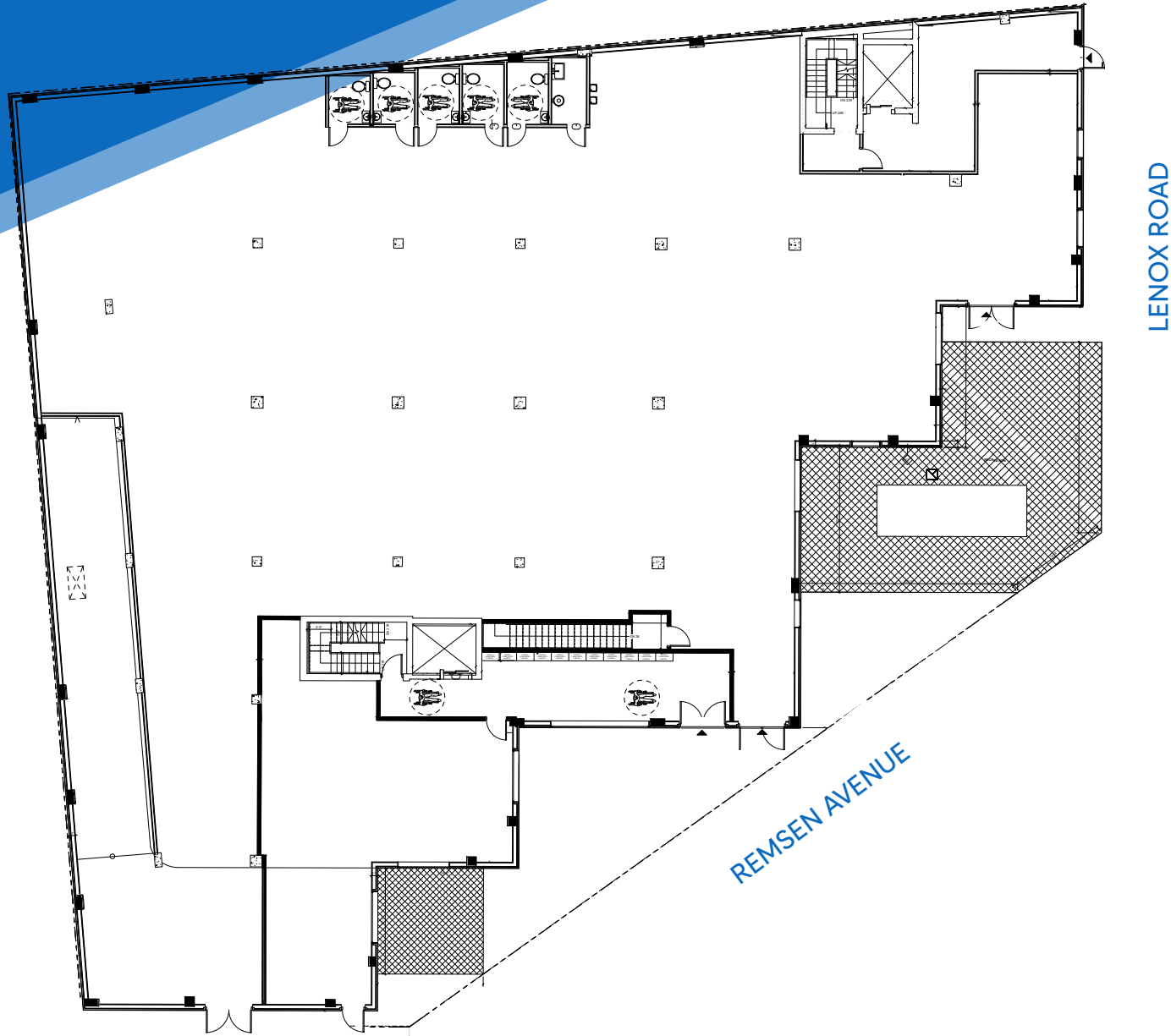
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## COMMUNITY FACILITY FOR LEASE

FLOOR PLAN | GROUND FLOOR



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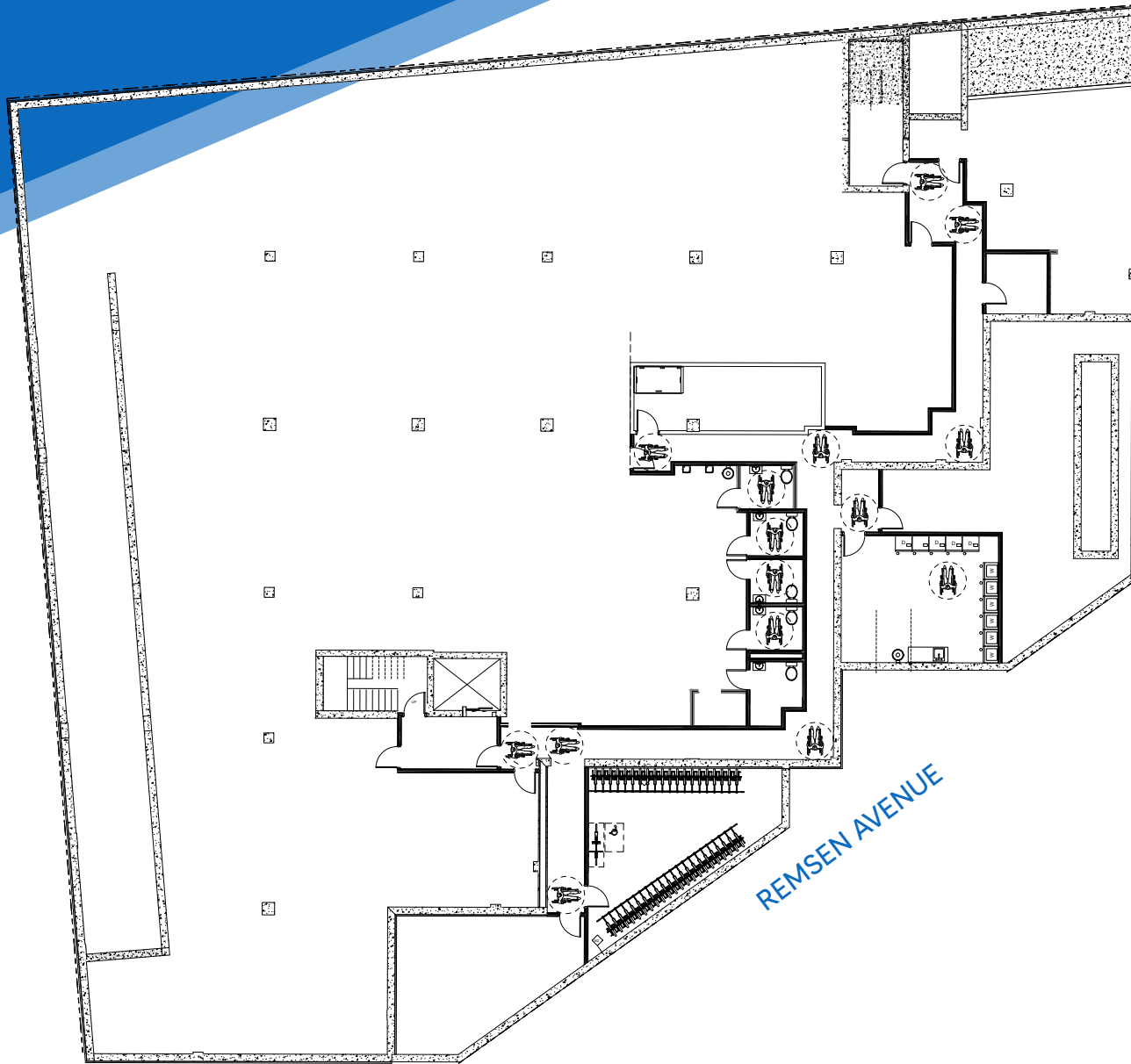
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FLOOR PLAN | LOWER LEVEL



LENOX ROAD

REMSEN AVENUE

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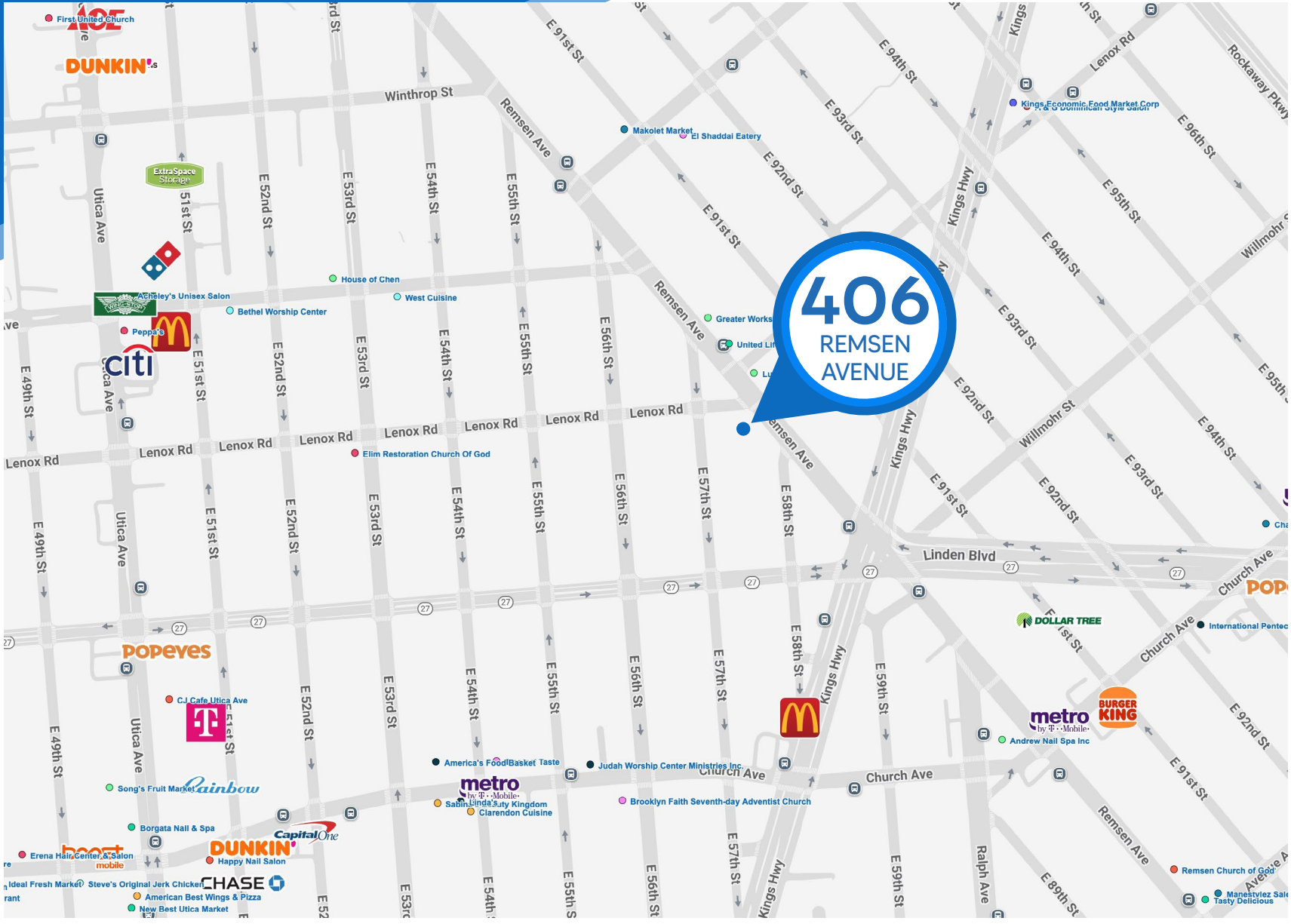
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FLOOR PLAN | LOWER LEVEL

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