

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: \$25 PSF~~ Reduced

Ground Floor: \$20 PSF

~~Lower Level: \$17.50 PSF~~ Reduced

Lower Level: \$15 PSF

TERM

5-15 Years

FRONTAGE

250 FT Wraparound

CEILING HEIGHTS

Ground Floor: 13 FT

Lower Level: 16 FT

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

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CONCEPTUAL RENDERING



MERIDIAN
RETAIL LEASING

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COMMUNITY FACILITY FOR LEASE



INTERIOR

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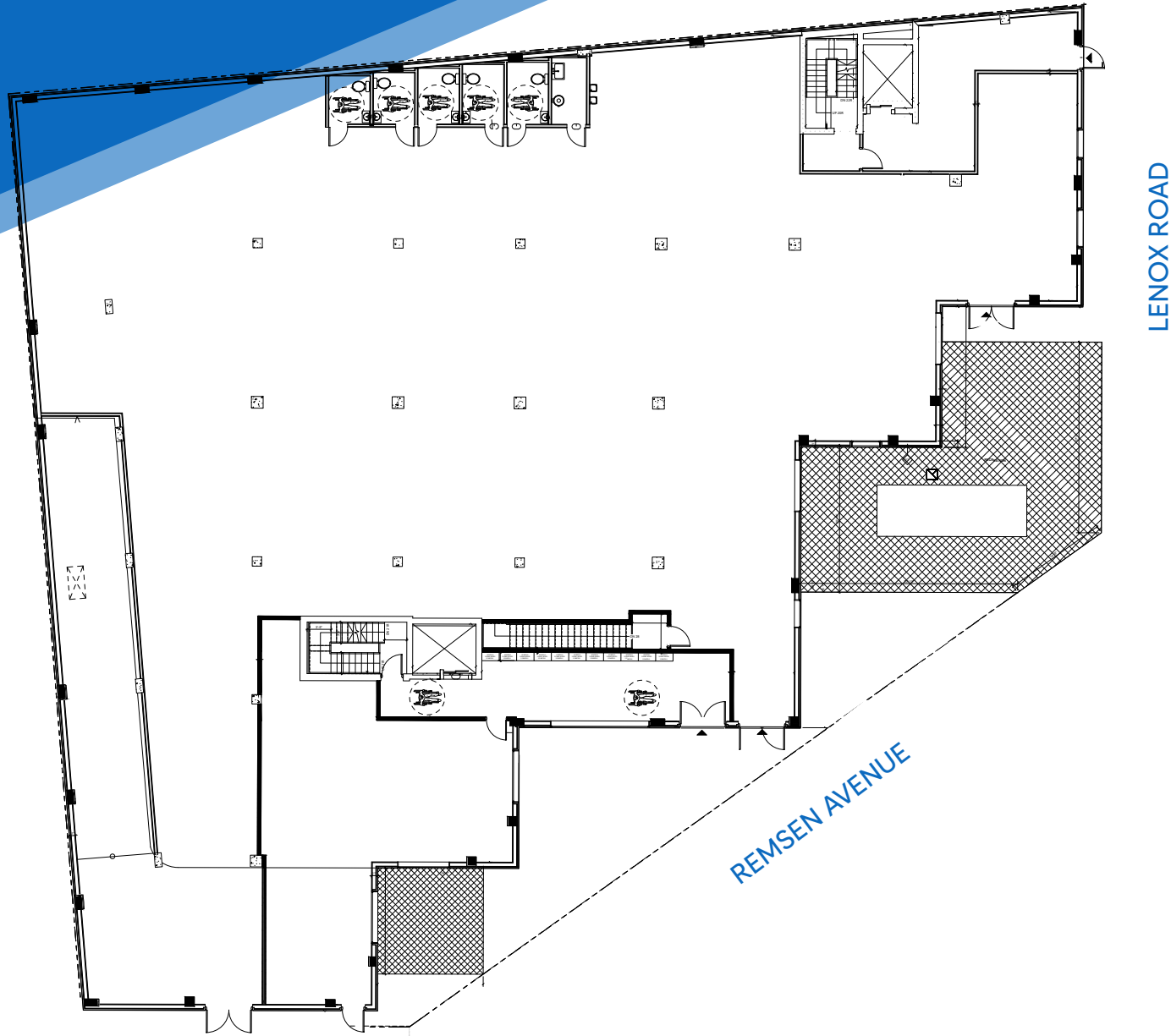
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FLOOR PLAN | GROUND FLOOR



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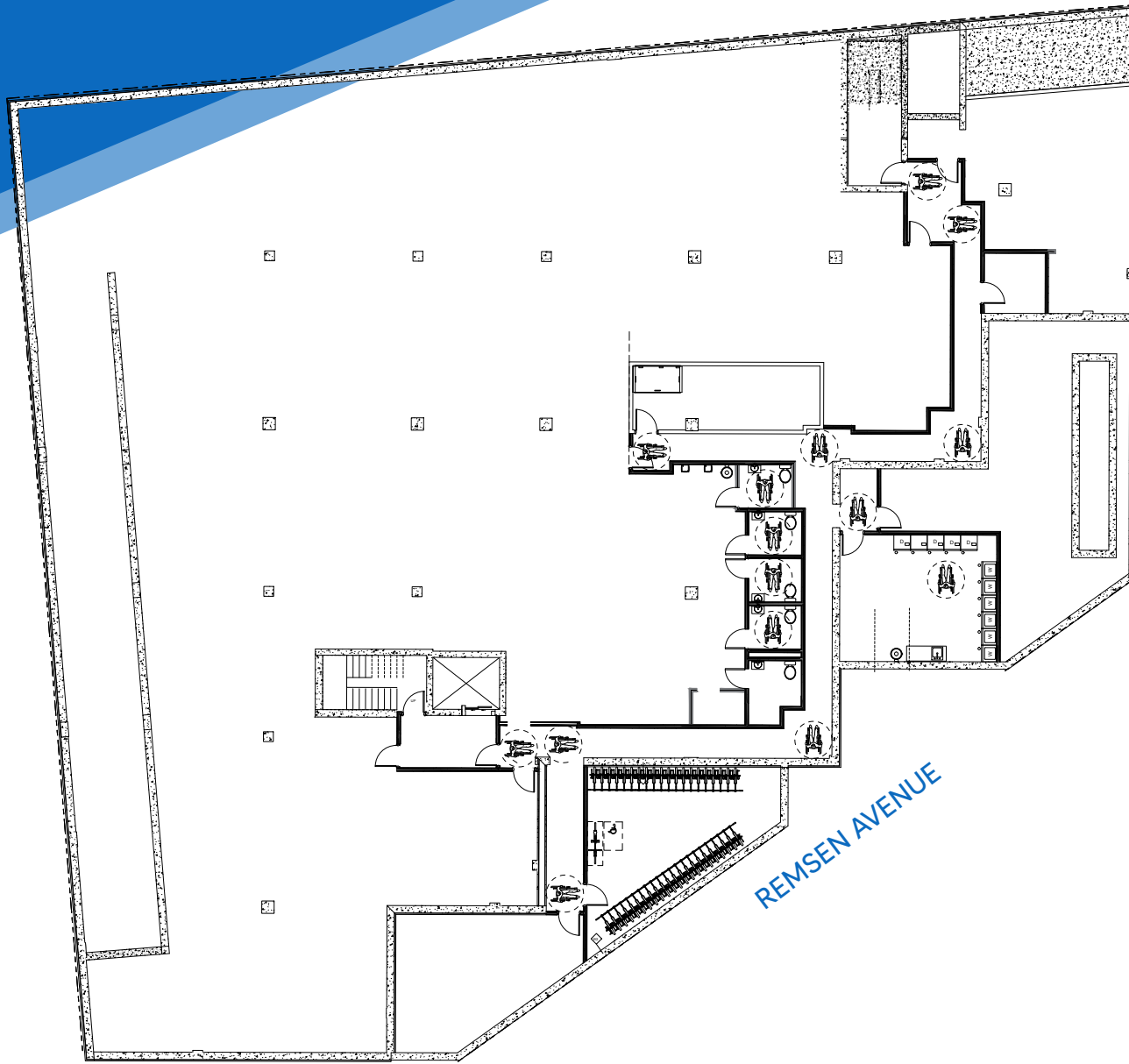
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COMMUNITY FACILITY FOR LEASE

FLOOR PLAN | LOWER LEVEL



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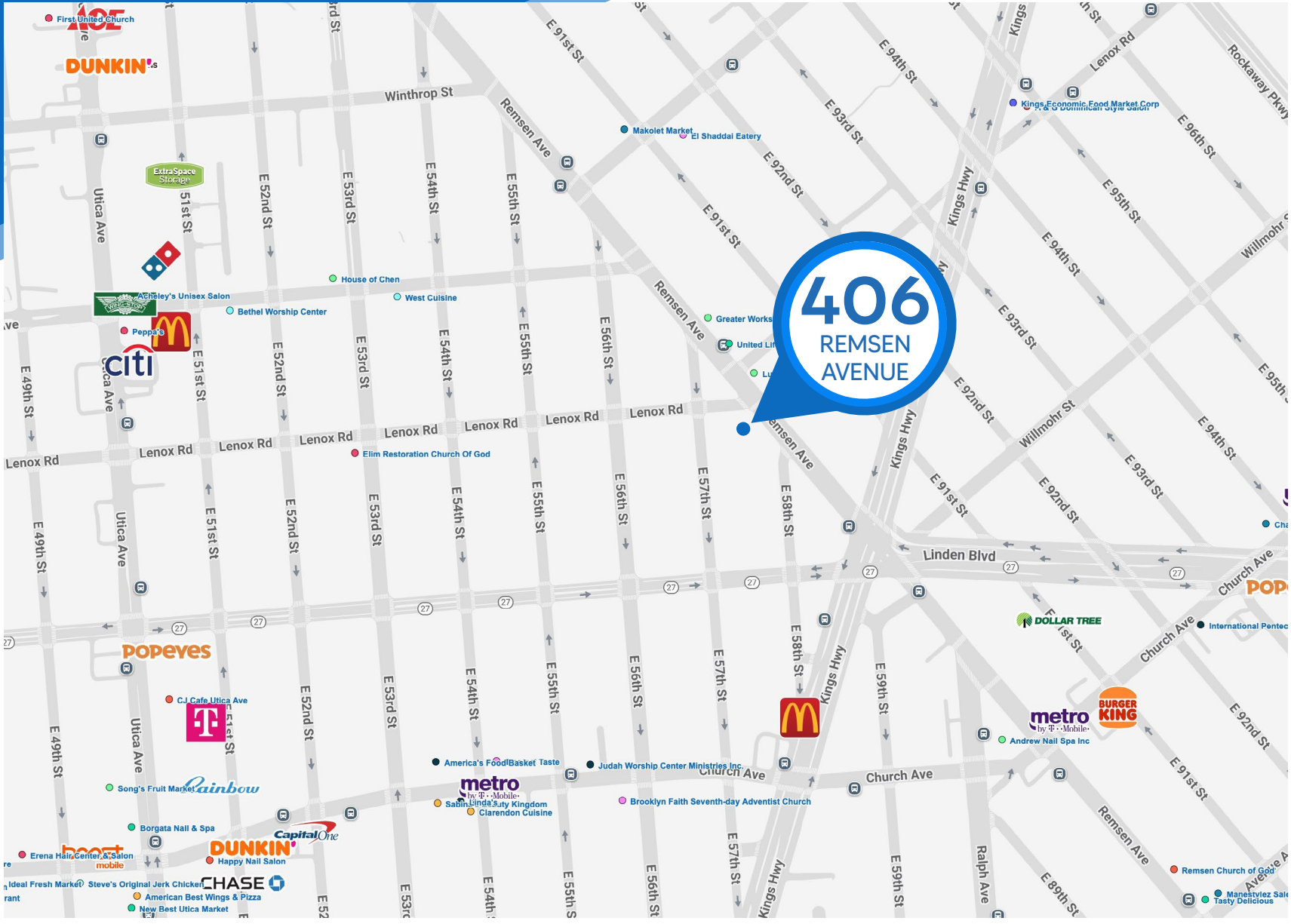
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