

Between First & Pleasant Avenues

APPROXIMATE SIZE 1,000 SF

ASKING RENT \$4,500/Month

POSSESSION Immediate

TERM 5-10 Years

FRONTAGE 20 FT

COMMENTS

- · Vanilla white-box condition
- · Full bathroom in place
- Dense residential neighborhood
- · Ideal for ground floor office or any dry use

NFORMATION NEIGHBORS

Costco • Marshalls • Ashlev • Bob's Discount Furniture • Dunkin' • Rao's • Fierce Spa • Planet Fitness

ROPERTY TRANSPORTATION 6

RETAIL FOR LEASE



JAMES FAMULARO President

ALEC NAMDAR Associate

212.468.5915 anamdar@meridiancapital.com NOAM AZIZ Associate 212.468.5984 naziz@meridiancapital.com

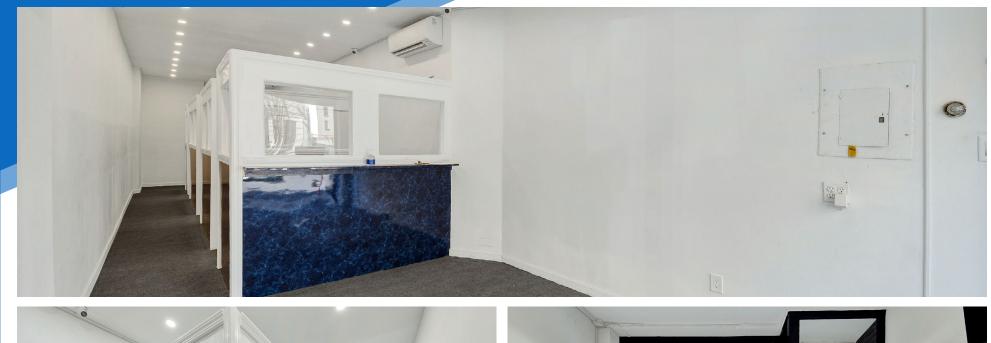
DANIEL SHARGA Associate 212.468.5976 dsharga@meridiancapital.com



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.

416 EAST 115TH STREET EAST HARLEM, NYC | Between First and Pleasant Avenues

RETAIL FOR LEASE





JAMES FAMULARO President

INTERIOR

ALEC NAMDAR Associate 212.468.5915 anamdar@meridiancapital.com NOAM AZIZ Associate 212.468.5984 naziz@meridiancapital.com DANIEL SHARGA Associate 212.468.5976 dsharga@meridiancapital.com



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.

416 EAST 115TH STREET EAST HARLEM, NYC | Between First and Pleasant Avenues

RETAIL FOR LEASE



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.