

249-251

4TH AVENUE

PARK SLOPE, BROOKLYN

Between Carroll & President Streets

RESTAURANT/BAR FOR LEASE

APPROXIMATE SIZE

Ground Floor: 4,000 SF
Second Floor: 2,000 SF

ASKING RENT

\$73 PSF

POSSESSION

Immediate

TERM

10 Years

FRONTAGE

40 FT

COMMENTS

- Stand-alone commercial building, perfect flagship opportunity
- Space features a skylight and patio on the second floor
- 3 bathrooms in place
- At the Center of new development and luxury rentals in Park Slope
- All uses considered

NEIGHBORS

Root Hill Café • Bumble Bee • Gowanus Gardens • Black Cat Wines • Green Ivy • Sasaki Studio • Blossom Brows • Buttermilk Bakeshop • Shaking Crab • Nuts Factory

TRANSPORTATION



PROPERTY INFORMATION



JAMES FAMULARO

President

DANIEL RACHLINE

Senior Associate

212.468.5956

drachline@meridiancapital.com

ELI MARCUS

Associate

212.468.5912

emarcus@meridiancapital.com

CORY RYWALT

Associate

212.468.5973

crywalt@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.

249-251 4TH AVENUE
PARK SLOPE, BROOKLYN | Between Carroll and President Streets

RESTAURANT/BAR FOR LEASE



INTERIOR | GROUND FLOOR

JAMES FAMULARO
President

DANIEL RACHLINE
Senior Associate
212.468.5956
drachline@meridiancapital.com

ELI MARCUS
Associate
212.468.5912
emarcus@meridiancapital.com

CORY RYWALT
Associate
212.468.5973
crywalt@meridiancapital.com



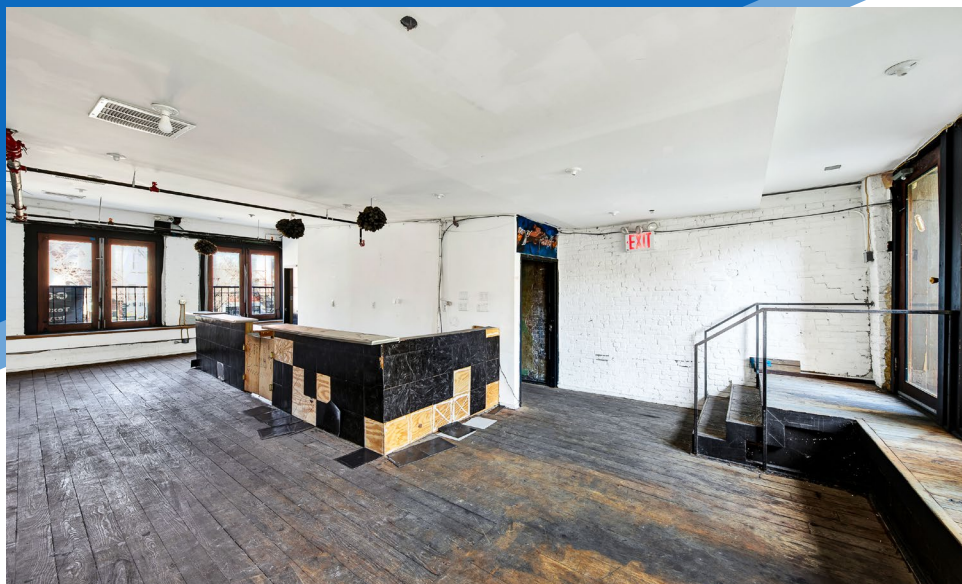
MERIDIAN
RETAIL LEASING

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.

249-251 4TH AVENUE

PARK SLOPE, BROOKLYN | Between Carroll and President Streets

RESTAURANT/BAR FOR LEASE



INTERIOR | SECOND FLOOR

JAMES FAMULARO
President

DANIEL RACHLINE
Senior Associate
212.468.5956
drachline@meridiancapital.com

ELI MARCUS
Associate
212.468.5912
emarcus@meridiancapital.com

CORY RYWALT
Associate
212.468.5973
crywalt@meridiancapital.com



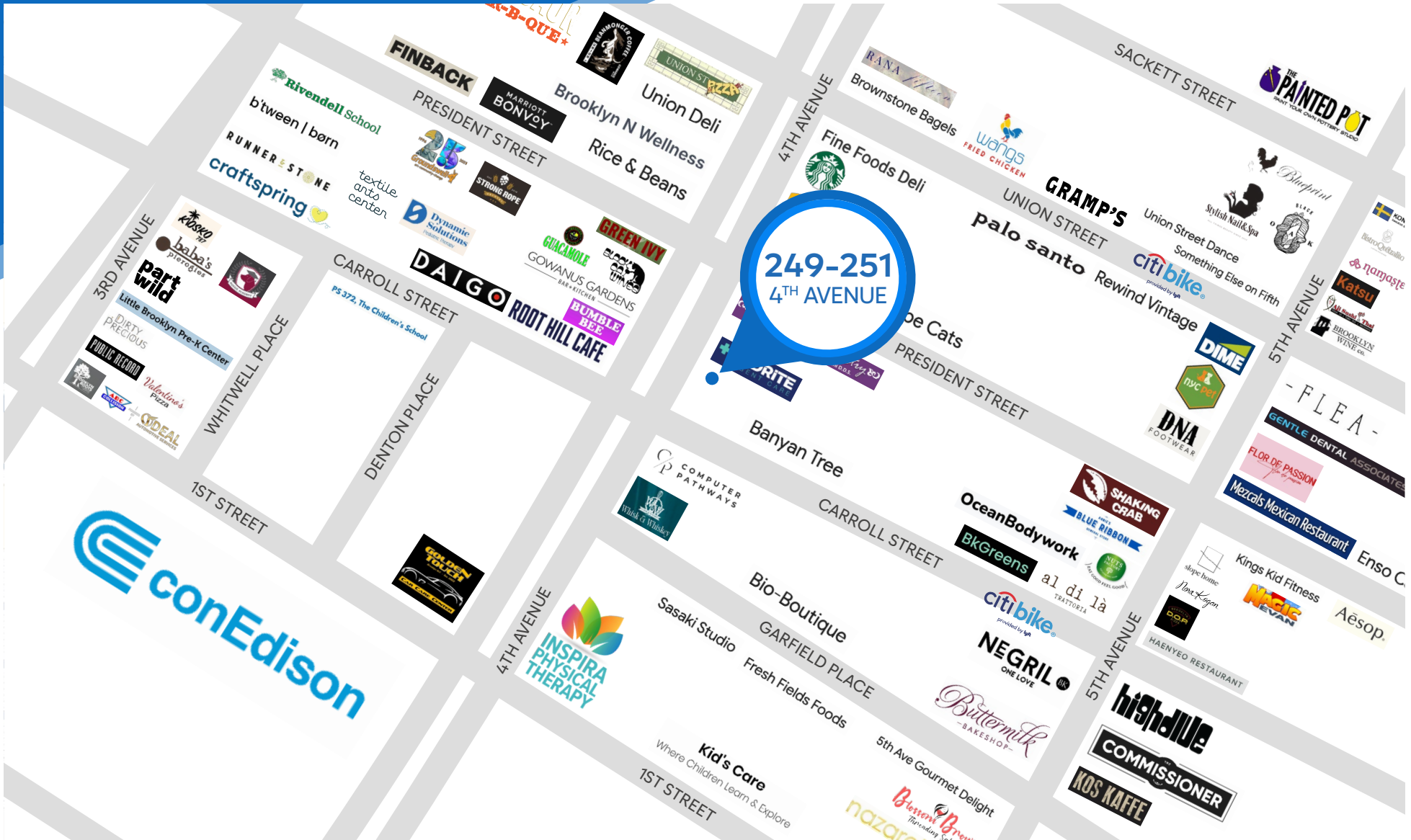
MERIDIAN
RETAIL LEASING

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.

249-251 4TH AVENUE

PARK SLOPE, BROOKLYN | Between Carroll and President Streets

RESTAURANT/BAR FOR LEASE



NEIGHBORS

JAMES FAMULARO
President

DANIEL RACHLINE
Senior Associate
212.468.5956
drachline@meridiancapital.com

ELI MARCUS
Associate
212.468.5912
emarcus@meridiancapital.com

CORY RYWALT
Associate
212.468.5973
crywalt@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.