

# 304

**EAST 62<sup>ND</sup> STREET**  
LENOX HILL, NYC

Between Second Avenue & Queensboro  
Bridge Exit

RETAIL FOR LEASE



#### APPROXIMATE SIZE

Space A: 500 SF + Full Basement

#### ASKING RENT

\$4,400/Month

#### POSSESSION

Immediate

#### TERM

5-10 Years

#### FRONTAGE

10 FT

#### COMMENTS

- Previously a smoke shop
- Boutique space in clean white-box condition
- Bathroom in space
- Non-vented food uses accepted

#### NEIGHBORS

TJ Maxx • Trader Joe's • Equinox • Juice Press  
Primal Cut • The Home Depot • Starbucks •  
Treadwell • Shaken Not Stirred • Crunch Fitness

#### TRANSPORTATION

**N** **Q** **R** **4** **5** **6**

PROPERTY INFORMATION

**JAMES FAMULARO**  
President

**NOAM AZIZ**  
Director  
212.468.5984  
naziz@meridiancapital.com

**CARSON SHAHRABANI**  
Associate  
212.468.5927  
cshahrabani@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.



304 EAST 62<sup>ND</sup> STREET

LENOX HILL, NYC | Between Second Avenue and Queensboro Bridge Exit

RETAIL FOR LEASE



INTERIOR

JAMES FAMULARO  
President

NOAM AZIZ  
Director  
212.468.5984  
naziz@meridiancapital.com

CARSON SHAHRABANI  
Associate  
212.468.5927  
cshahrabani@meridiancapital.com



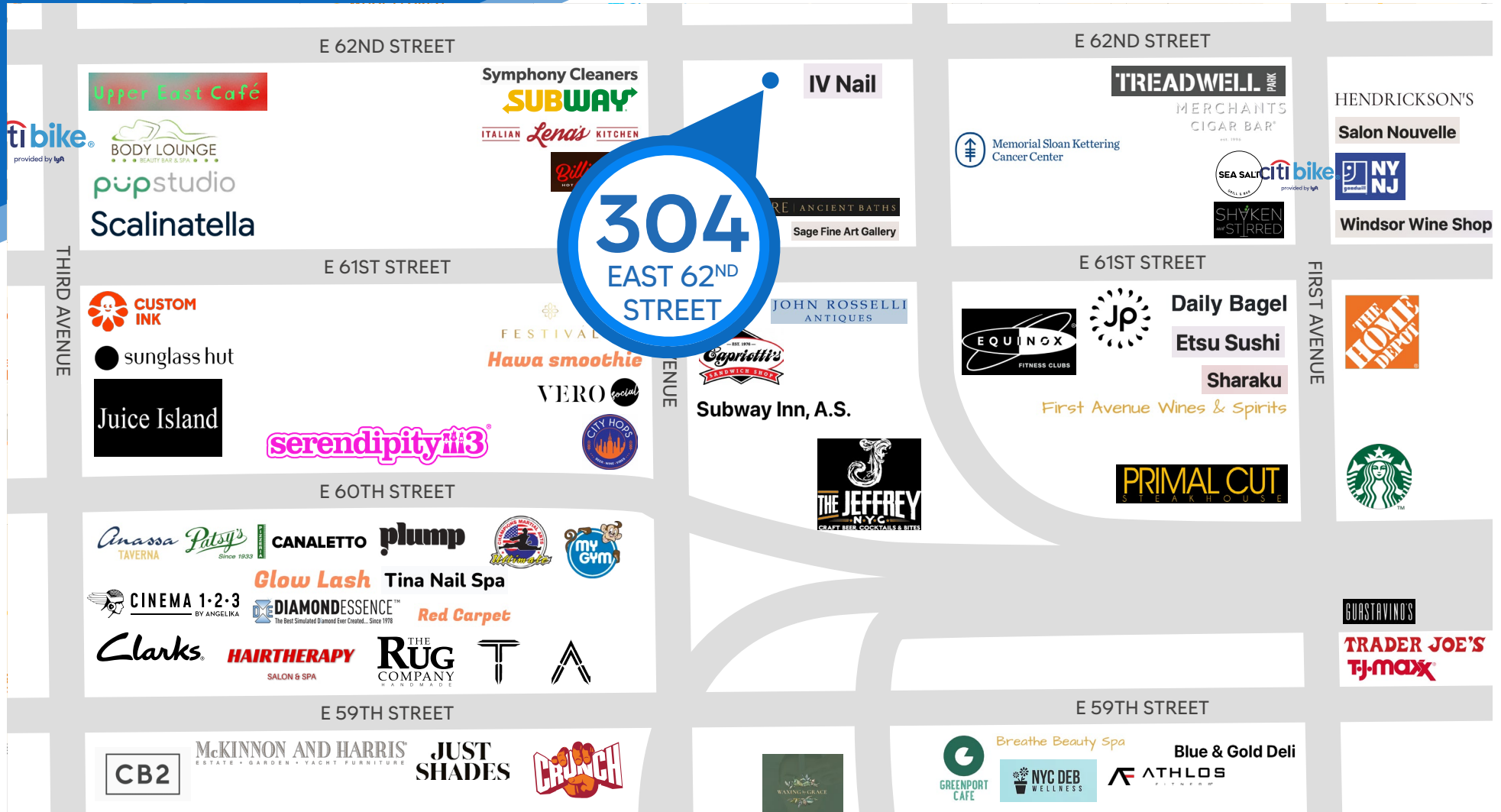
**MERIDIAN**  
RETAIL LEASING

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.

304 EAST 62<sup>ND</sup> STREET

LENOX HILL, NYC | Between Second Avenue and Queensboro Bridge Exit

RETAIL FOR LEASE



NEIGHBORS

JAMES FAMULARO  
President

NOAM AZIZ  
Director  
212.468.5984  
naziz@meridiancapital.com

CARSON SHAHRABANI  
Associate  
212.468.5927  
cshahrabani@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.