

# 664

## NEW YORK AVENUE EAST FLATBUSH, BROOKLYN

Corner of New York Avenue & Winthrop Street

COMMUNITY FACILITY FOR LEASE

SPACE A



SPACE B



### APPROXIMATE SIZE

Space A: 2,000 SF  
Space B: 2,000 SF

### ASKING RENT

Space A: \$5,000/Month  
Space B: \$5,000/Month

### POSSESSION

Immediate

### TERM

Negotiable

### FRONTAGE

70 FT Wraparound

### COMMENTS

- Large corner space at the base of a newly-built development
- Minimal column intrusions
- Glass frontage
- ADA-compliant
- Full renovation and redesign opportunity

### NEIGHBORS

Kings County Hospital Center • BP Gas Station • SUNY Downstate • Key Food • CVS Pharmacy • Health Wise Pharmacy • Oak Street Medical AARP • Brooklyn Beauty Outlet

### TRANSPORTATION

5

PROPERTY INFORMATION

### NOAM AZIZ

Senior Director  
212.468.5984  
naziz@meridiancapital.com

### SHAYA KATZ

Associate  
212.468.5991  
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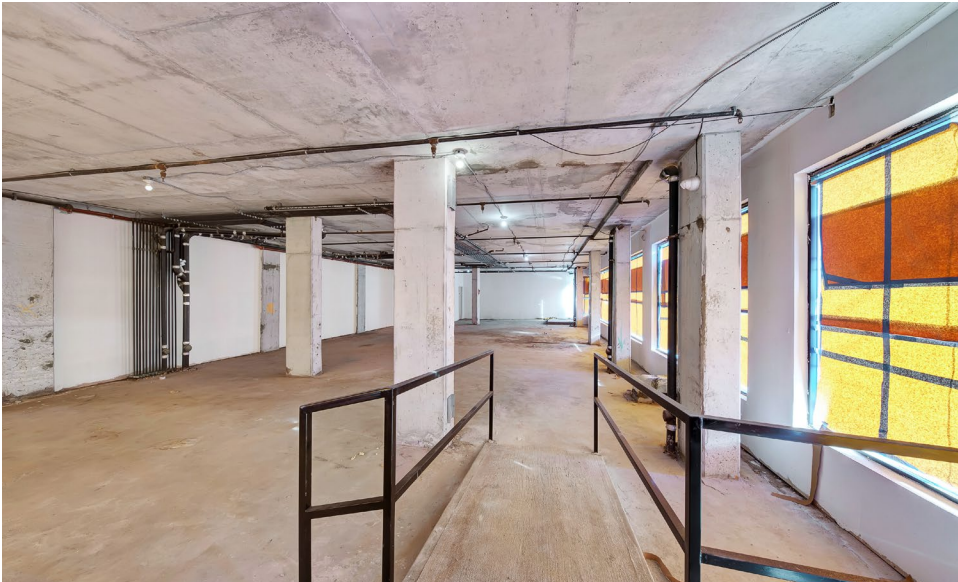
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INTERIOR

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**NEIGHBORS**

**THE REVIVAL CENTER**  
**MARY BOBB LEARNING ACADEMY**  
**SOLE MATE NYC**  
**SAINT GABRIEL'S EPISCOPAL CHURCH**  
**ANGEL AUTO REPAIR**  
**MUTUAL APARTMENTS**  
**PCMH**  
**Key Food**  
**JING LUNG**  
**ELITE**  
**health wise PHARMACY**  
**BROOKLYN BEAUTY OUTLET**  
**CVS pharmacy**  
**DENTAL PC CONFIDENT**  
**OAK STREET MEDICAL AARP**  
**SUNY PARKING LOT**  
**PALOOZA FLAVA**  
**CROWN FRIED CHICKEN & PIZZA**  
**DOWNSTATE HEALTH SCIENCES UNIVERSITY**  
**bp**  
**NYC HEALTH+HOSPITALS** | **Kings County**

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