

# 814

40<sup>TH</sup> STREET  
BOROUGH PARK, BROOKLYN

Between Eighth & Ninth Avenues

RETAIL FOR LEASE



#### APPROXIMATE SIZE

2,750 SF

#### ASKING RENT

~~\$8,000/Month~~ Reduced  
\$6,500/Month

#### POSSESSION

Immediate

#### TERM

Negotiable

#### FRONTAGE

18 FT

#### COMMENTS

- Retail space in a high residential area
- Landlord will provide TI
- Minimal column intrusions
- Direct and private access
- Dry uses preferred

#### NEIGHBORS

Renewal Barbershop • Knights Inn • Key Food •  
Metro by T-Mobile • Tacos Matamoros • Parlay  
• Panani Café • Asea Fusion • Chen's Garden

#### TRANSPORTATION

D

#### NOAM AZIZ

Senior Director  
212.468.5984  
naziz@meridiancapital.com

#### JOAQUIN CARRILLO

Associate  
212.468.5919  
jcarrillo@meridiancapital.com

#### BRADLEY BENILEVI

Associate  
212.468.5967  
bbenilevi@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.



INTERIOR

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

**JOAQUIN CARRILLO**  
Associate  
212.468.5919  
jcarrillo@meridiancapital.com

**BRADLEY BENILEVI**  
Associate  
212.468.5967  
bbenilevi@meridiancapital.com

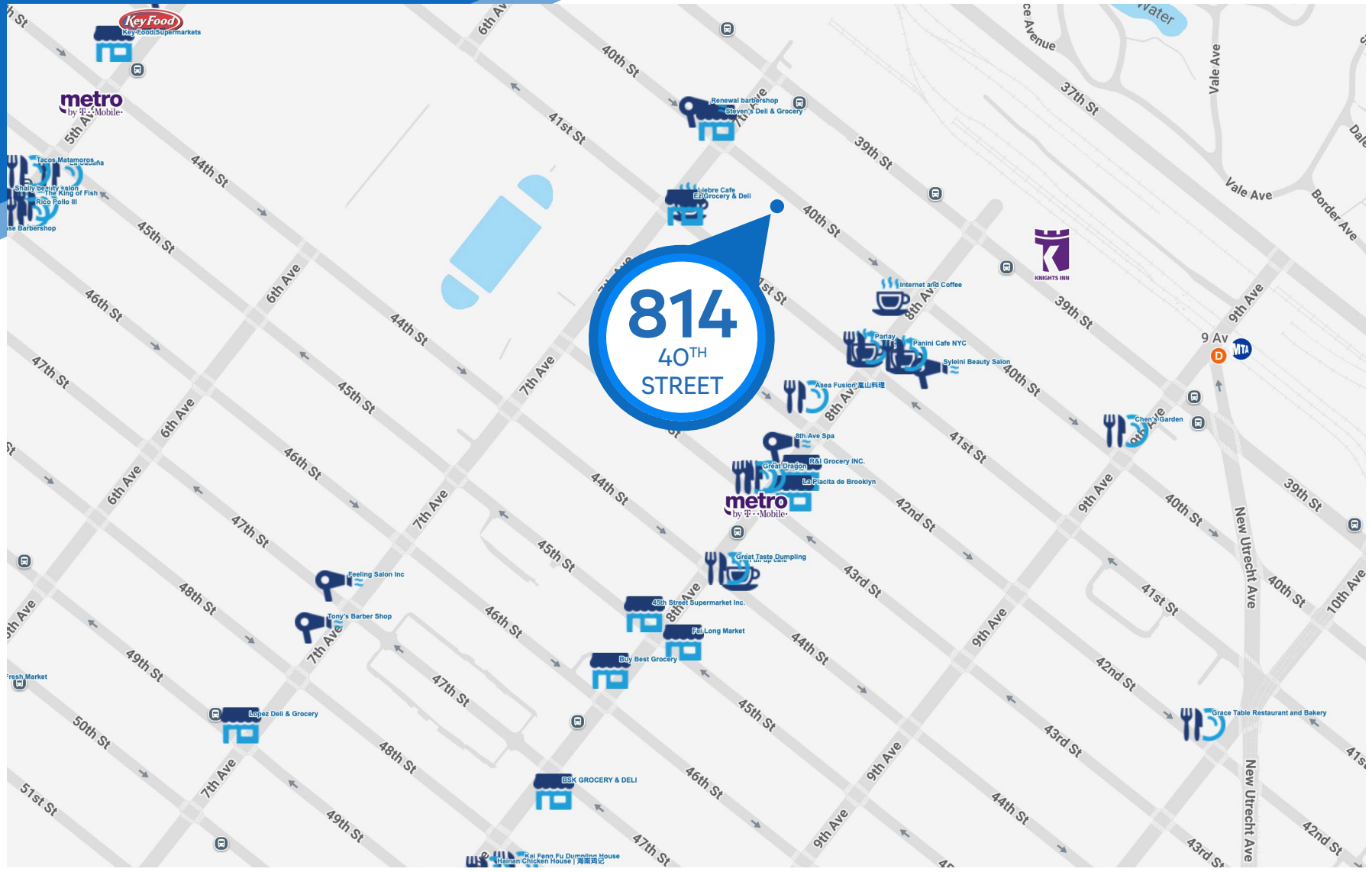


**MERIDIAN**  
RETAIL LEASING

# 814 40<sup>TH</sup> STREET

BOROUGH PARK, BROOKLYN | Between Eighth and Ninth Avenues

RETAIL FOR LEASE



NEIGHBORS

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

**JOAQUIN CARRILLO**  
Associate  
212.468.5919  
jcarrillo@meridiancapital.com

**BRADLEY BENILEVI**  
Associate  
212.468.5967  
bbenilevi@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.