

# 92-22

## GUY R. BREWER BOULEVARD

JAMAICA, QUEENS

Between Jamaica & Archer Avenues

RETAIL FOR LEASE

### APPROXIMATE SIZE

Second Floor: 3,200 SF

### ASKING RENT

~~\$7,000/Month~~ Reduced  
\$6,000/Month

### POSSESSION

Immediate

### TERM

Negotiable

### FRONTAGE

25 FT

### COMMENTS

- Turn-key former recording studio with existing build-out
- Ideal for music production, podcasting, content creation, and other media-related uses
- Private entrance separate from ground floor
- Excellent visibility along one of Jamaica's prime corridor's
- Surrounded by residential and mixed-use developments
- Strong signage opportunity

### NEIGHBORS

Shake Shack • H&M • Old Navy • Raising Cane's • GameStop • Skechers • Five Below • Foot Locker • CityMD • The YMCA • Aldi • Home Depot

### TRANSPORTATION



### NOAM AZIZ

Senior Director  
212.468.5984  
naziz@meridiancapital.com

### MAX FREUDENBERGER

Senior Associate  
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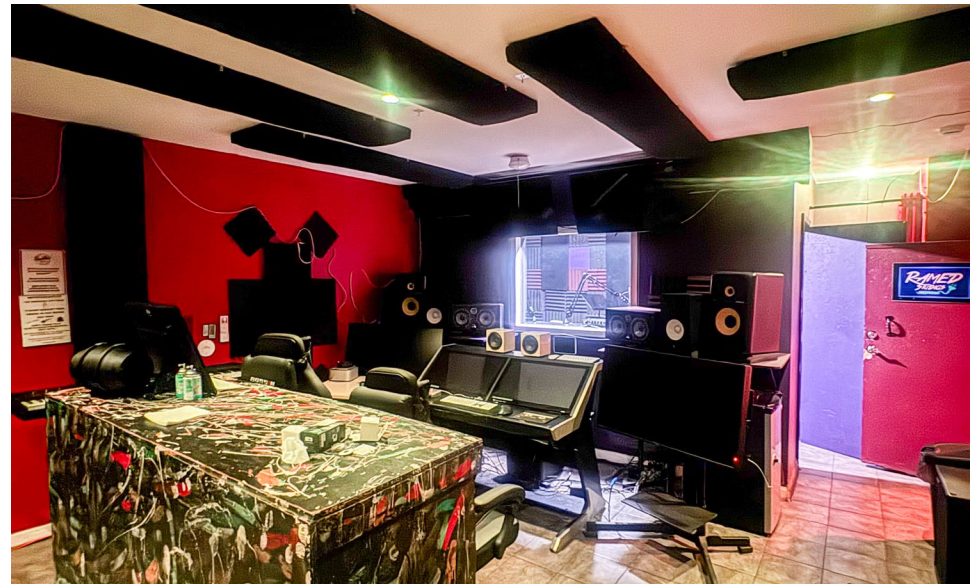
### WILL SINE

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**MERIDIAN**  
RETAIL LEASING

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INTERIOR

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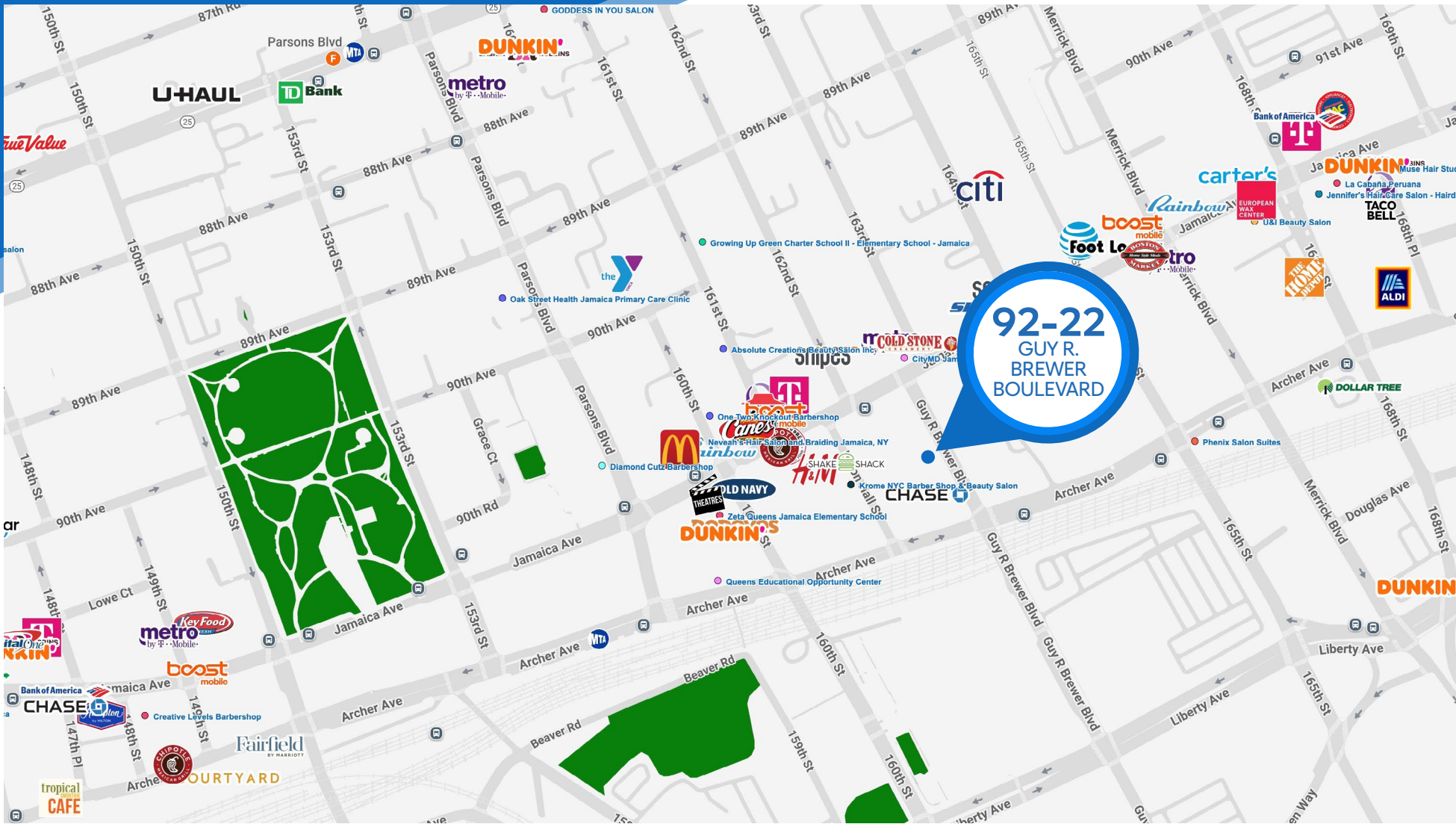
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