

119-40

METROPOLITAN AVENUE

KEW GARDENS, QUEENS

Between Brevoort Street & Lefferts Boulevard

OFFICE/MEDICAL FOR LEASE



APPROXIMATE SIZE
860 SF - 16,000 SF

POSSESSION
Arranged

ASKING RENT
Upon Request

TERM
Negotiable

COMMENTS

- Lower level ADA-accessible medical and professional space with street-level access
- Parking available
- Flexible layout; can be divided/combined
- Suitable for office and other medical uses
- Located on busy Metropolitan Avenue corridor with strong neighborhood density

NEIGHBORS

Kew Gardens Medical • Tu Casa • Alba's Deli and Grocery • Golden Fountain Kitchen • Spolini's • Organic Coffee & Tea • Dunkin' • Chase Bank

TRANSPORTATION



NOAM AZIZ
Senior Director
212.468.5984
naziz@meridiancapital.com

MAX FREUDENBERGER
Senior Associate
212.468.5951
mfreudenberg@meridiancapital.com

SHAYA KATZ
Associate
212.468.5991
shaya.katz@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.

119-40 METROPOLITAN AVENUE

KEW GARDENS, QUEENS | Between Brevort Street and Lefferts Boulevard

OFFICE/MEDICAL FOR LEASE



INTERIOR

NOAM AZIZ
Senior Director
212.468.5984
naziz@meridiancapital.com

MAX FREUDENBERGER
Senior Associate
212.468.5951
mfreudenberger@meridiancapital.com

SHAYA KATZ
Associate
212.468.5991
shaya.katz@meridiancapital.com



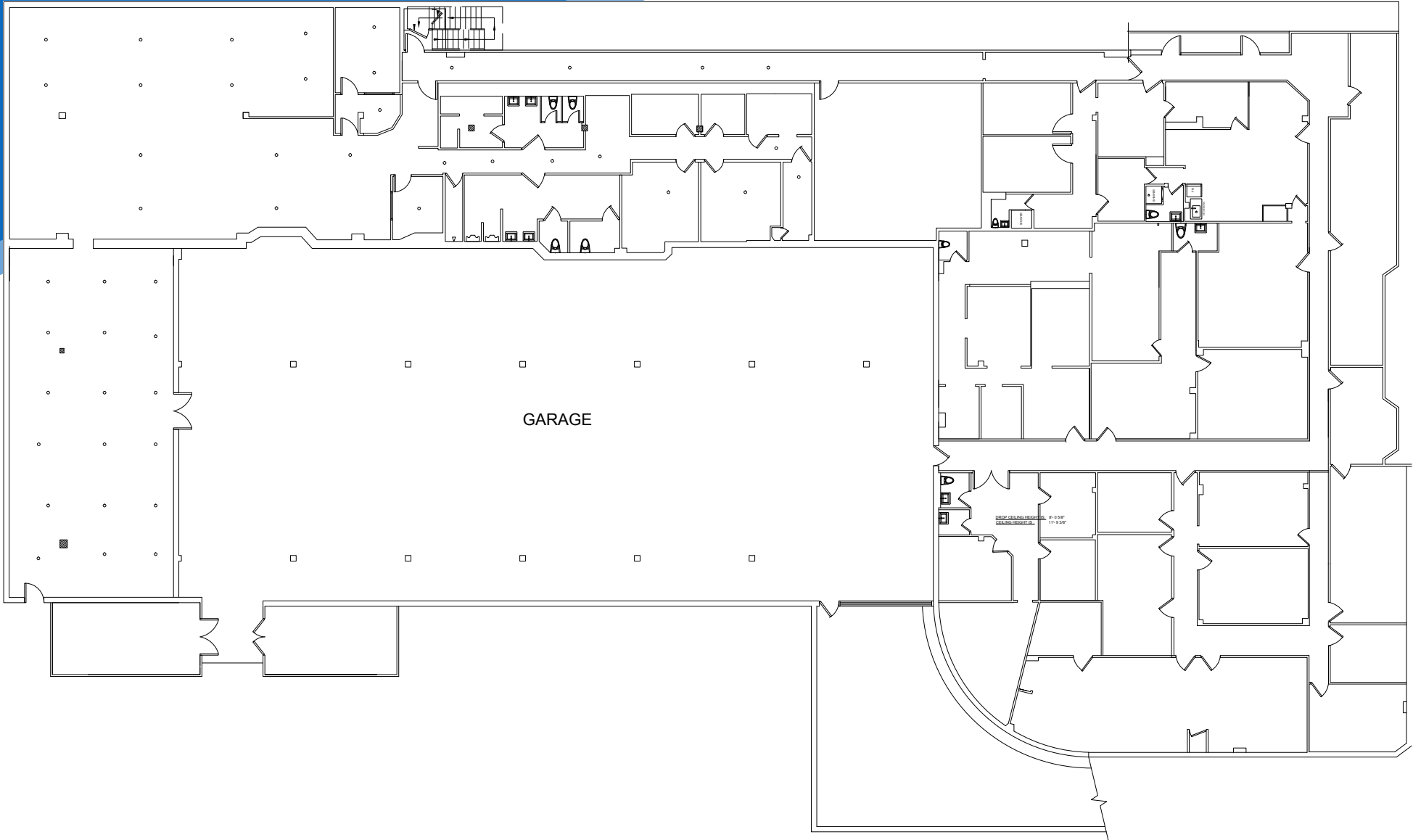
MERIDIAN
RETAIL LEASING

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.

119-40 METROPOLITAN AVENUE

KEW GARDENS, QUEENS | Between Brevoort Street and Lefferts Boulevard

OFFICE/MEDICAL FOR LEASE



FLOOR PLAN

NOAM AZIZ

Senior Director
212.468.5984
naziz@meridiancapital.com

MAX FREUDENBERGER

Senior Associate
212.468.5951
mfreudenberg@meridiancapital.com

SHAYA KATZ

Associate
212.468.5991
shaya.katz@meridiancapital.com



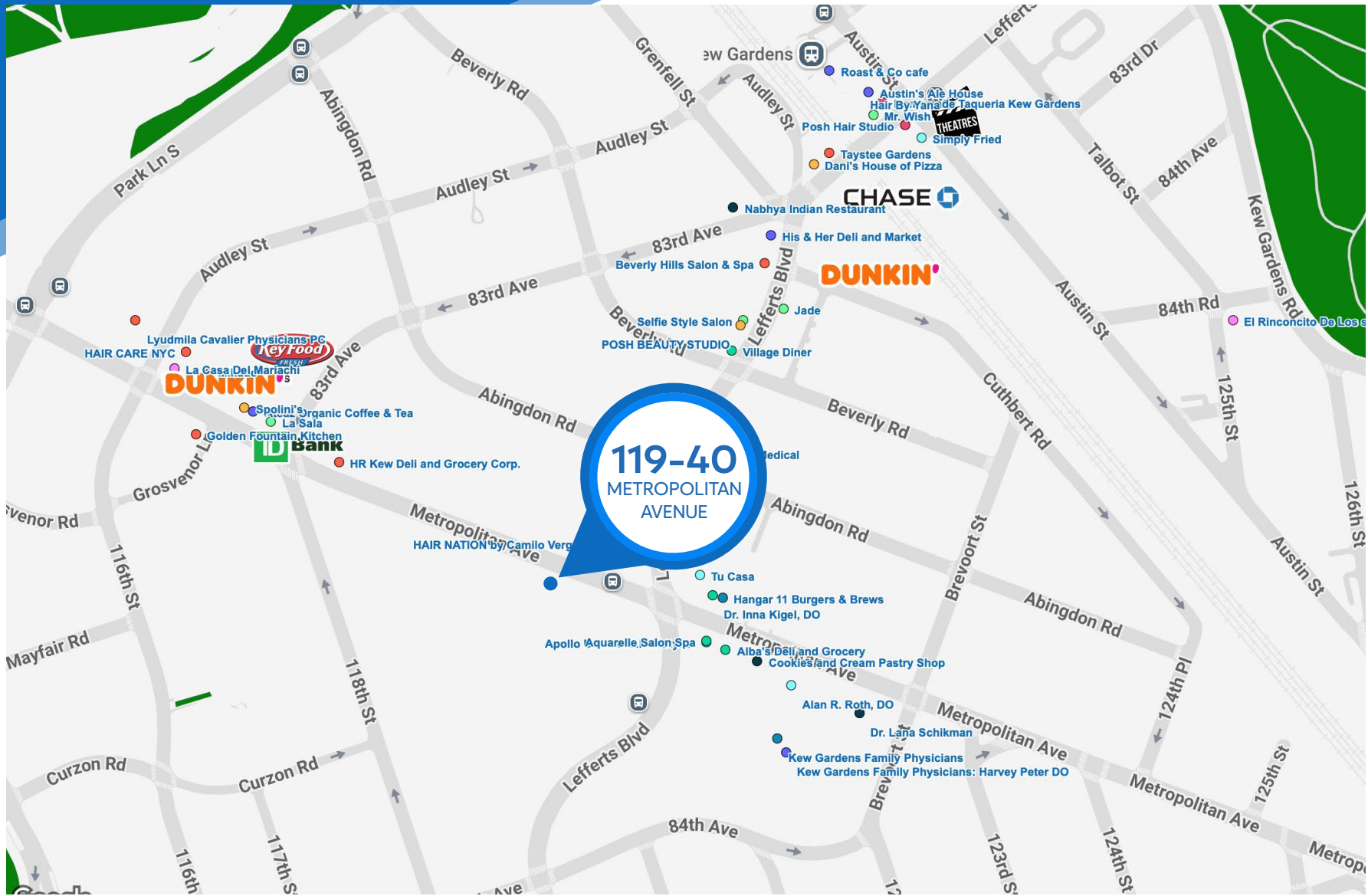
MERIDIAN
RETAIL LEASING

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.

119-40 METROPOLITAN AVENUE

KEW GARDENS, QUEENS | Between Brevoort Street and Lefferts Boulevard

OFFICE/MEDICAL FOR LEASE



NEIGHBORS

NOAM AZIZ

Senior Director
212.468.5984
naziz@meridiancapital.com

MAX FREUDENBERGER

Senior Associate
212.468.5951
mfreudenberg@meridiancapital.com

SHAYA KATZ

Associate
212.468.5991
shaya.katz@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.