

645

GATES AVENUE BED-STUY, BROOKLYN

Between Throop Avenue & Marcus
Garvey Boulevard

OFFICE FOR LEASE

APPROXIMATE SIZE

Lower Level: 800 SF - 2,200 SF

ASKING RENT

\$50 PSF

POSSESSION

Immediate

TERM

Negotiable

FRONTAGE

15 FT

COMMENTS

- ADA-compliant access available
- Dedicated entrance
- Parking available
- Divisions possible
- Ideal for medical, legal, accounting, other office uses, and boutique fitness

NEIGHBORS

Marcus Market • Family Dollar • Soul Food & Sea Food • Odd Fox Coffee • Barb's • Lucky's Cocktail Lounge • Confessions Bar • Seaghina Pizzeria

TRANSPORTATION



PROPERTY INFORMATION

STEPHEN LIGAMBI

Senior Associate
212.468.5985
sligambi@meridiancapital.com

AARON HAROUNIAN

Associate
212.468.5957
aharounian@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.

645 GATES AVENUE

BED-STUY, BROOKLYN | Between Throop Avenue and Marcus Garvey Boulevard

OFFICE FOR LEASE



INTERIOR

STEPHEN LIGAMBI

Senior Associate
212.468.5985
sligambi@meridiancapital.com

AARON HAROUNIAN

Associate
212.468.5957
aharounian@meridiancapital.com



MERIDIAN
RETAIL LEASING

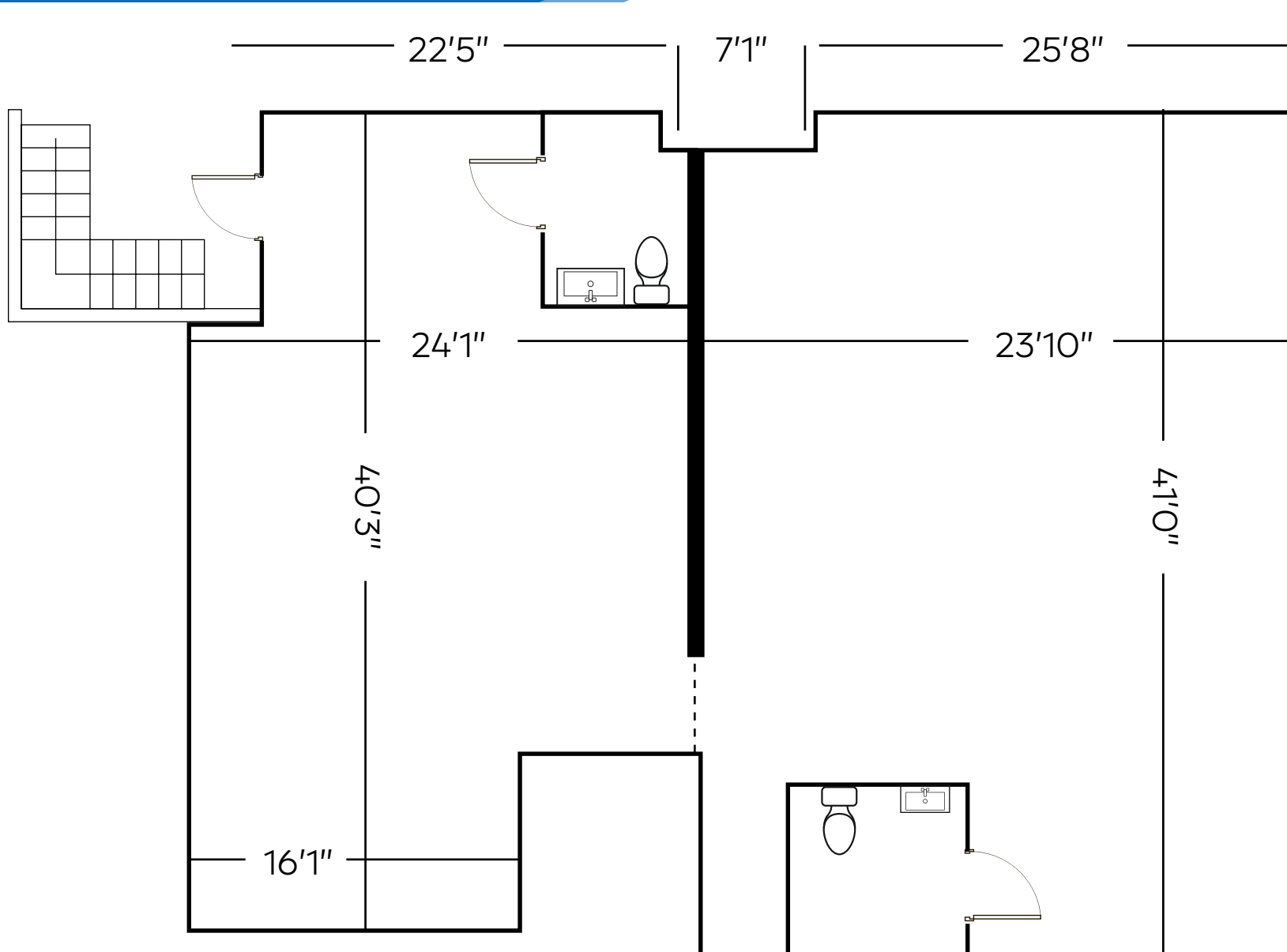
All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital 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.

645 GATES AVENUE

BED-STUY, BROOKLYN | Between Throop Avenue and Marcus Garvey Boulevard

OFFICE FOR LEASE

FLOOR PLAN



STEPHEN LIGAMBI

Senior Associate
212.468.5985
sligambi@meridiancapital.com

AARON HAROUNIAN

Associate
212.468.5957
aharounian@meridiancapital.com



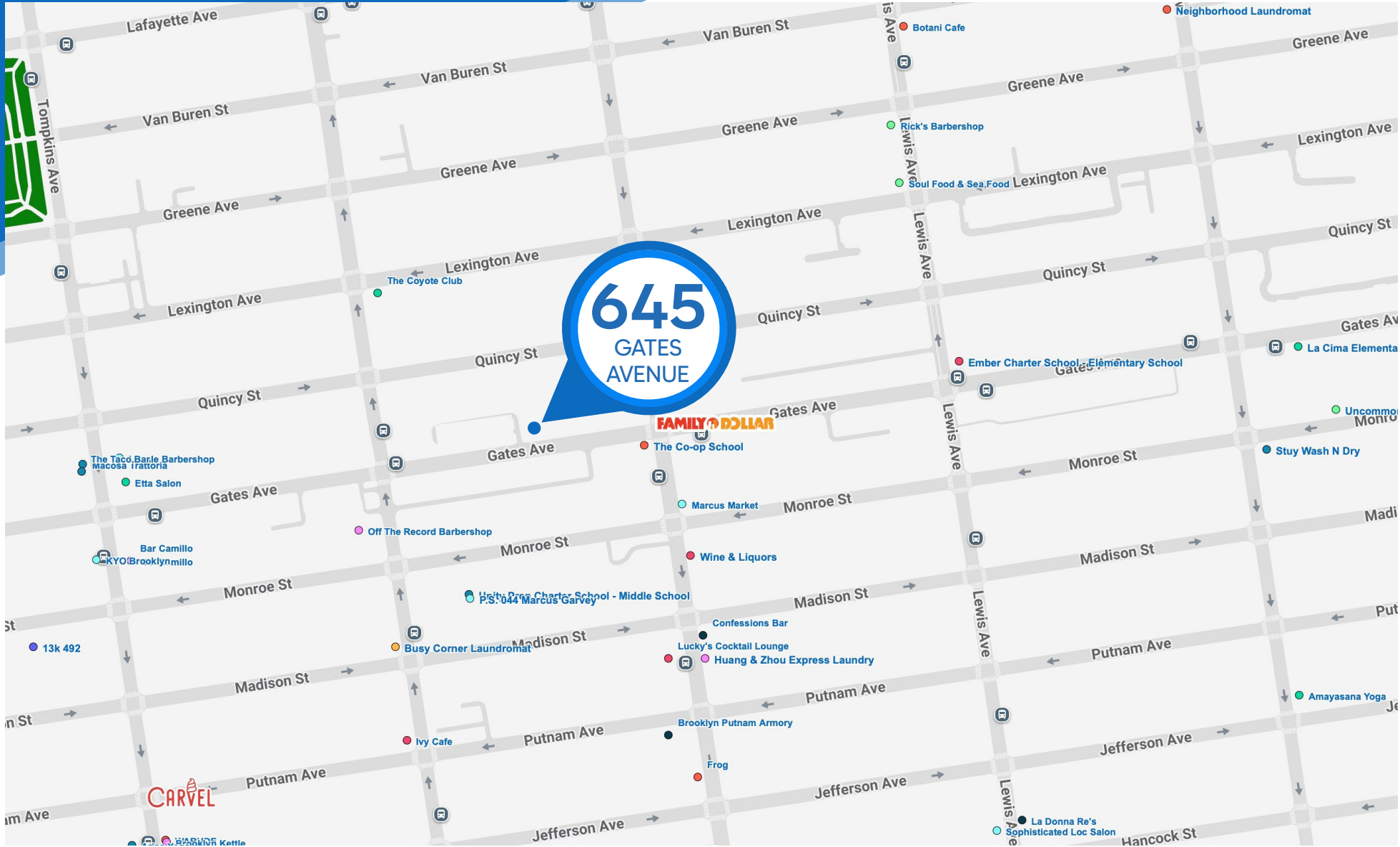
MERIDIAN
RETAIL LEASING

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.

645 GATES AVENUE

BED-STUY, BROOKLYN | Between Throop Avenue and Marcus Garvey Boulevard

OFFICE FOR LEASE



NEIGHBORS

STEPHEN LIGAMBI

Senior Associate
212.468.5985

sligambi@meridiancapital.com

AARON HAROUNIAN

Associate
212.468.5957

aharounian@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.