

# 535

**CLINTON AVENUE**  
CLINTON HILL, BROOKLYN

Between Atlantic Avenue & Fulton Street

MEDICAL FOR LEASE



#### APPROXIMATE SIZE

12,000 SF

#### ASKING RENT

\$40,000/Month

#### POSSESSION

Immediate

#### TERM

10-15 Years

#### FRONTAGE

10 FT

#### COMMENTS

- State-of-the-art medical office
- Move-in ready
- Strong visibility on Clinton Avenue
- Close proximity to nearby subways

#### NEIGHBORS

Belli Ristorante • McDonald's • Burly Coffee • Hungry Ghost Coffee • Golden Krust • Pho You • Bergen Bagels • Honey Nails • Olivino Wines

#### TRANSPORTATION

2 3 4 5 C B D N Q R

PROPERTY INFORMATION

#### JAMES FAMULARO

President  
646.658.7373  
jfamularo@meridiancapital.com

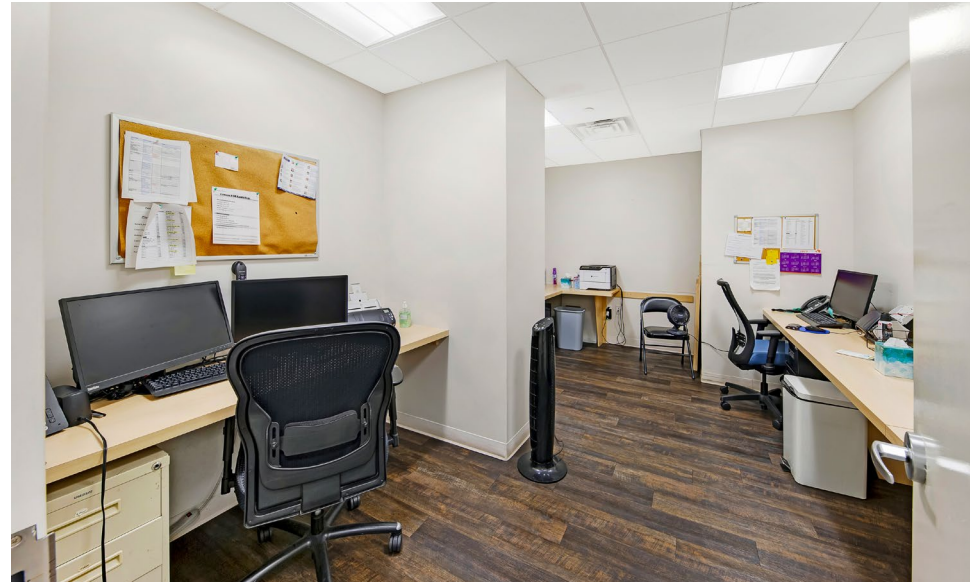
#### JACOB MAYER

Associate  
212.468.5926  
jmayer@meridiancapital.com



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

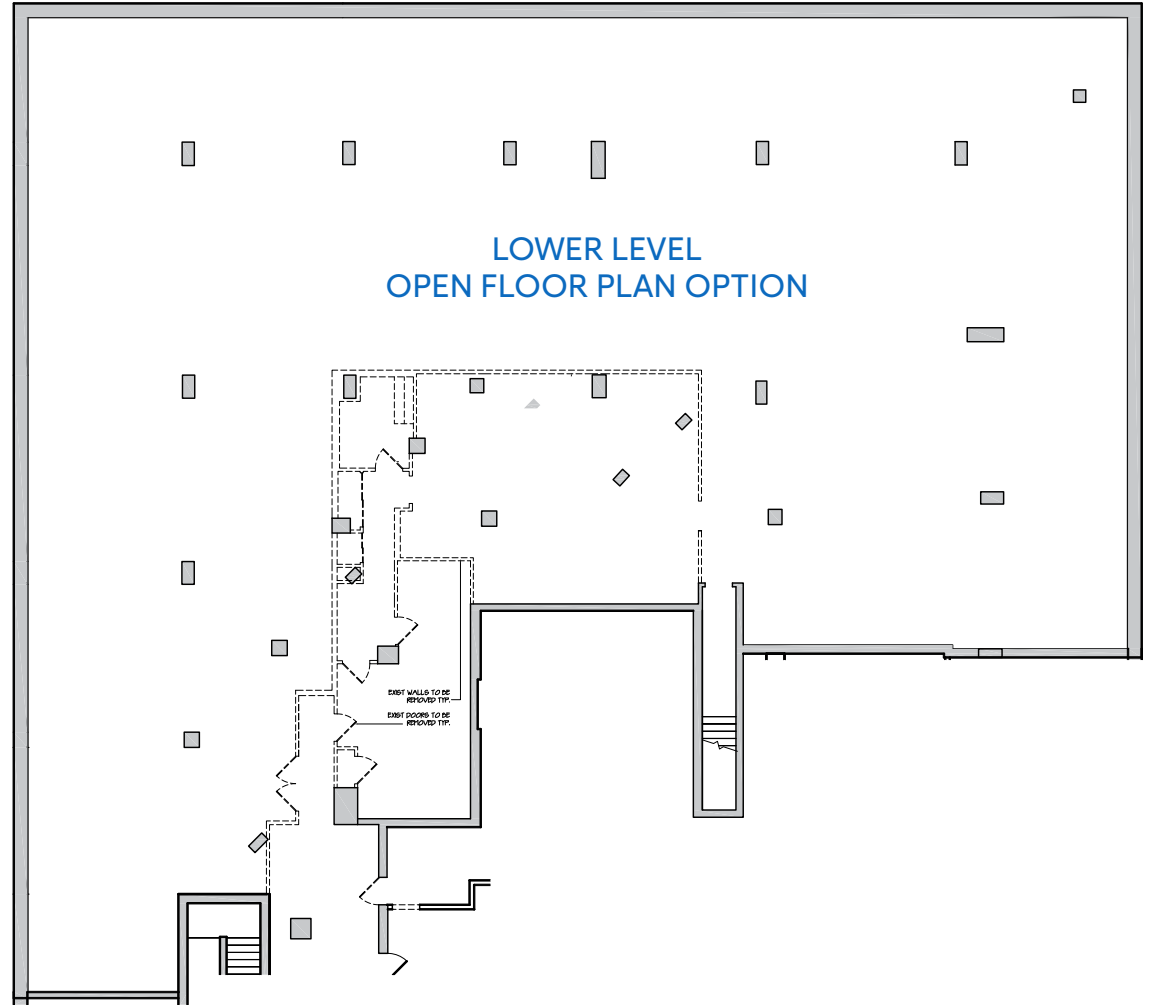
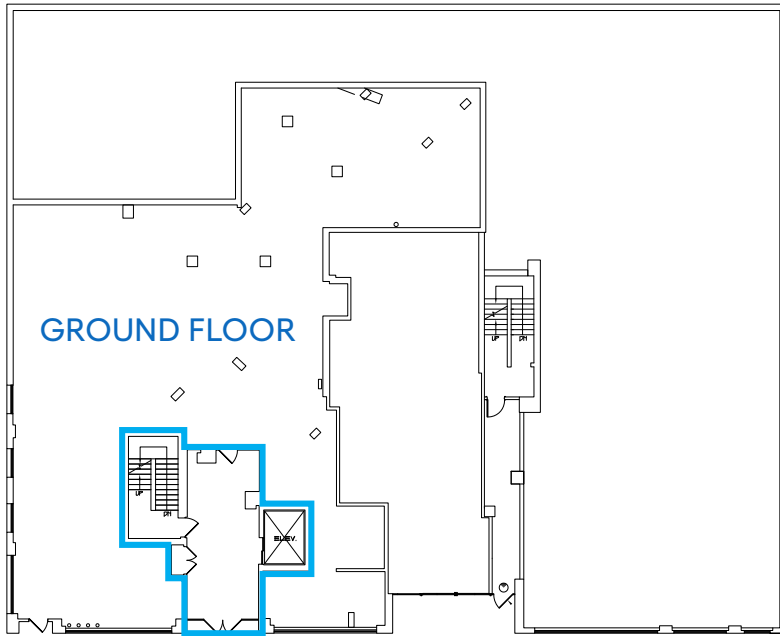
**JAMES FAMULARO**

President  
646.658.7373  
jfamularo@meridiancapital.com

**JACOB MAYER**

Associate  
212.468.5926  
jmayer@meridiancapital.com





JAMES FAMULARO

President  
646.658.7373  
jfamularo@meridiancapital.com

JACOB MAYER

Associate  
212.468.5926  
jmayer@meridiancapital.com

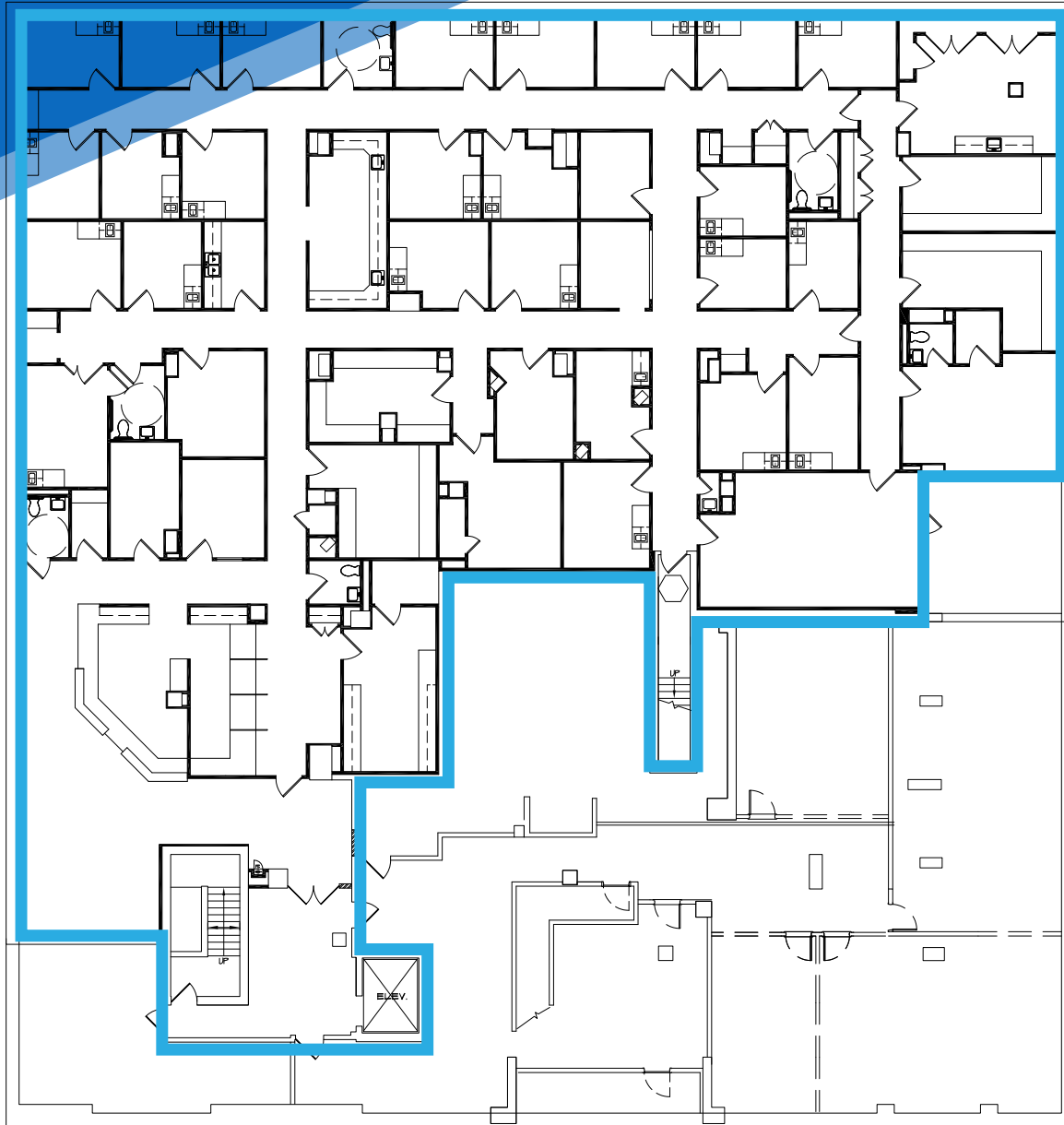


535 CLINTON AVENUE

CLINTON HILL, BROOKLYN | Between Atlantic Avenue and Fulton Street

MEDICAL FOR LEASE

FLOOR PLAN | LOWER LEVEL BUILT-OUT



JAMES FAMULARO

President  
646.658.7373  
jfamularo@meridiancapital.com

JACOB MAYER

Associate  
212.468.5926  
jmayer@meridiancapital.com



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.

535 CLINTON AVENUE

CLINTON HILL, BROOKLYN | Between Atlantic Avenue and Fulton Street

MEDICAL FOR LEASE



NEIGHBORS

JAMES FAMULARO

President  
646.658.7373  
jfamularo@meridiancapital.com

JACOB MAYER

Associate  
212.468.5926  
jmayer@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 on 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.