

# 3038

## ATLANTIC AVENUE CYPRESS HILLS, BROOKLYN

Between Shepherd Avenue & Essex Street

RETAIL FOR LEASE

### APPROXIMATE SIZE

Ground Floor: 300 SF (Partial)  
2<sup>nd</sup> Floor: 6,000 SF  
3<sup>rd</sup> Floor: 6,000 SF  
Lower Level: 4,000 SF

### ASKING RENT

Upon Request

### POSSESSION

Immediate

### TERM

Negotiable

### COMMENTS

- Newly renovated open floor plans
- Ideal for medical or clinical uses
- Elevator access and multiple bathrooms on each floor
- Ground floor co-tenant is 6,000 SF pharmacy
- Busy commuter roadway

### NEIGHBORS

Hoyt Pharmacy • MediSys HealthCare (Jamaica Hospital Network) • White Castle • Dunkin' • Go Green Auto Service • Safeguard Self Storage

### TRANSPORTATION



PROPERTY INFORMATION

### JAMES FAMULARO

President

### AARON HAROUNIAN

Associate  
212.468.5957

aharounian@meridiancapital.com



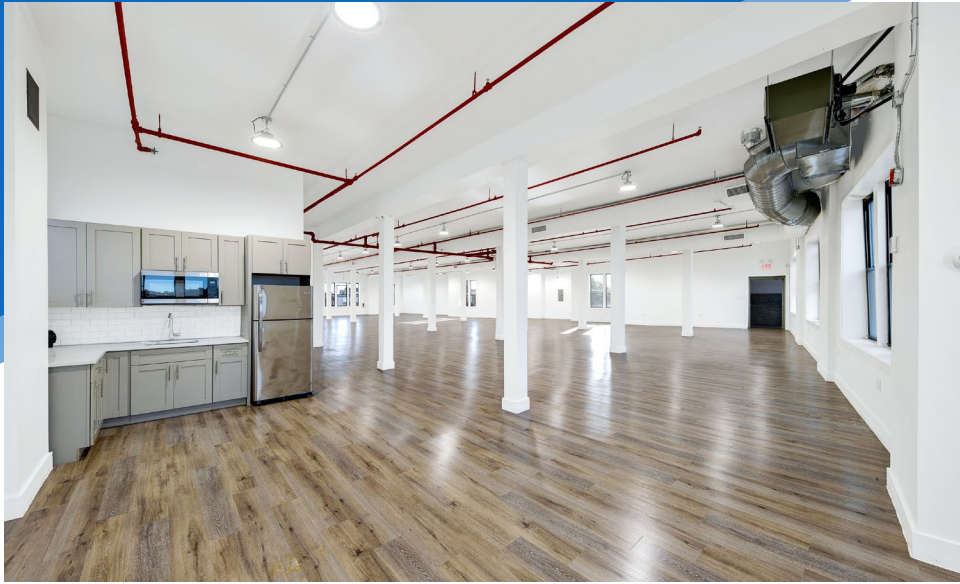
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RETAIL LEASING

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INTERIOR

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President

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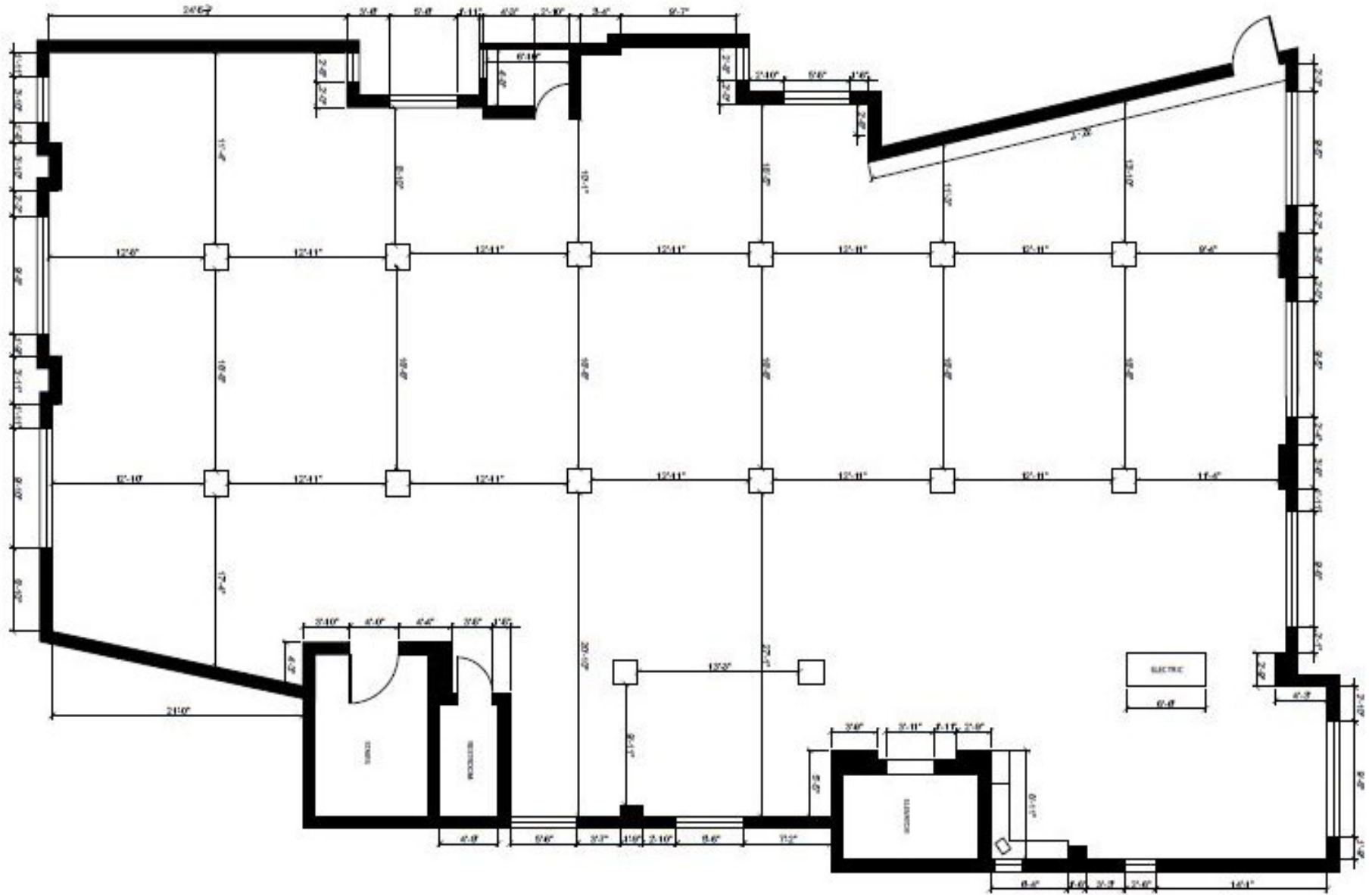
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FLOOR PLAN



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President

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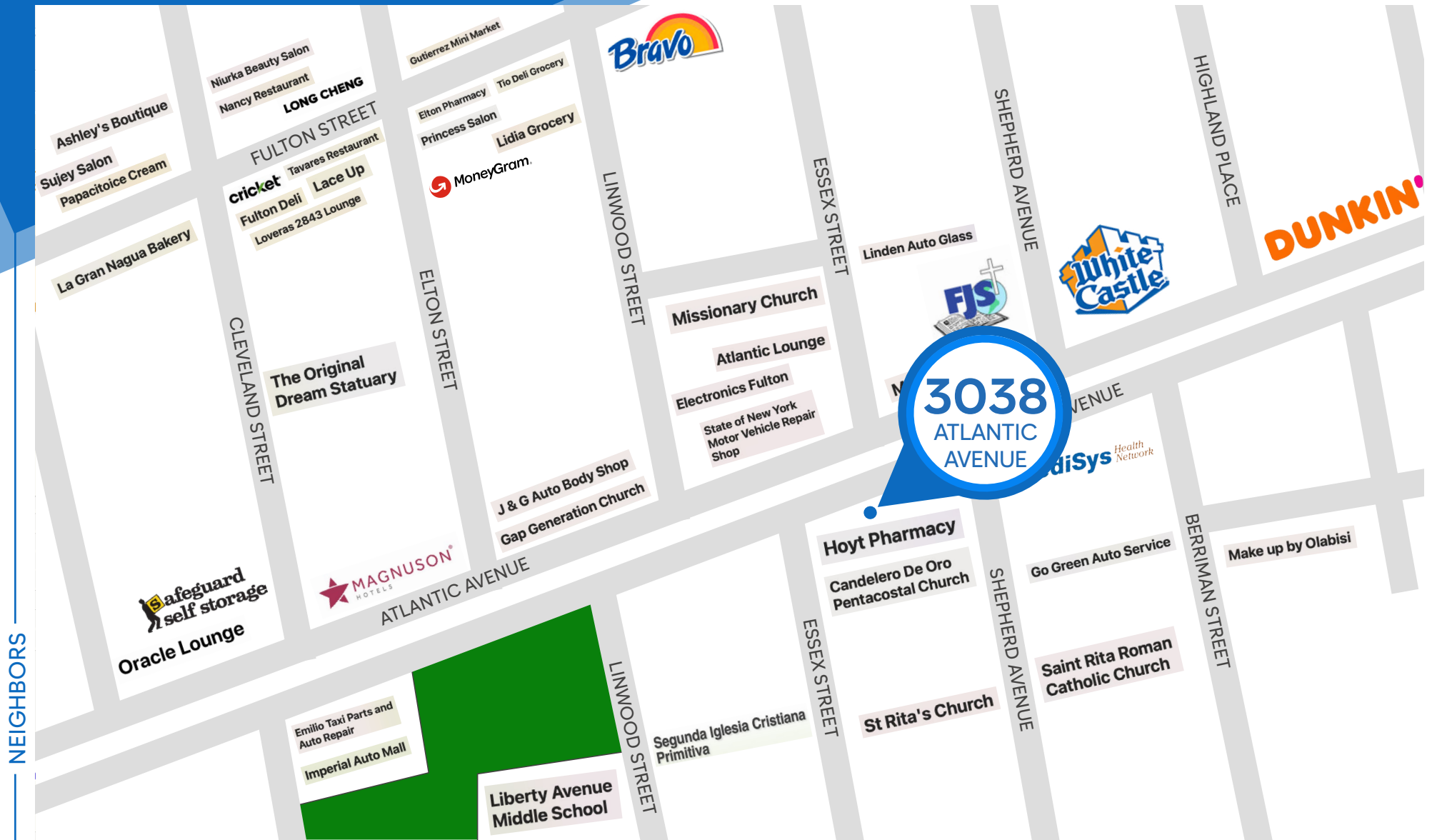
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NEIGHBORS

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