

1063

63RD STREET

"TEN63 CORPORATE SPHERE"

BOROUGH PARK, BROOKLYN

Between Tenth & Eleventh Avenues

COMMUNITY/OFFICE FOR LEASE

APPROXIMATE SIZE

Lower Level: 16,255 SF + 230 SF Outdoor

Ground Floor: 12,725 SF

2nd Floor: 11,099 SF + 1,600 SF Terrace

3rd Floor: 10,690 SF + 245 SF Terrace

4th Floor: 6,450 SF + 4,190 SF Terrace

5th Floor: 5,566 SF + 610 SF Terrace

5th Floor Suite #5100: 1,845 SF

5th Floor Suite #5300: 1,895 SF

6th Floor Suite #6300: 3,560 SF

7th Floor Suite #7100: 1,295 SF

ASKING RENT

Upon Request

POSSESSION

Immediate

TERM

Negotiable

FRONTAGE

125 FT

COMMENTS

- Brand-new reconstructed building
- High ceilings and multiple outdoor terraces included
- Mix of raw and built-out spaces
- Professional co-tenancy

NEIGHBORS

New Century Liquor • Scarpa Pharmacy & Surgical Supplies • Brooklyn Electronic Appliances • Sunrise Bakery • Lisas' Laundry • Top Florist & Gift

TRANSPORTATION



JAMES FAMULARO

President

JOSEPH HARARY

Director

212.468.5978

jharary@meridiancapital.com

SHAYA KATZ

Associate

212.468.5991

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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.

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EXTERIOR/INTERIOR

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INTERIOR

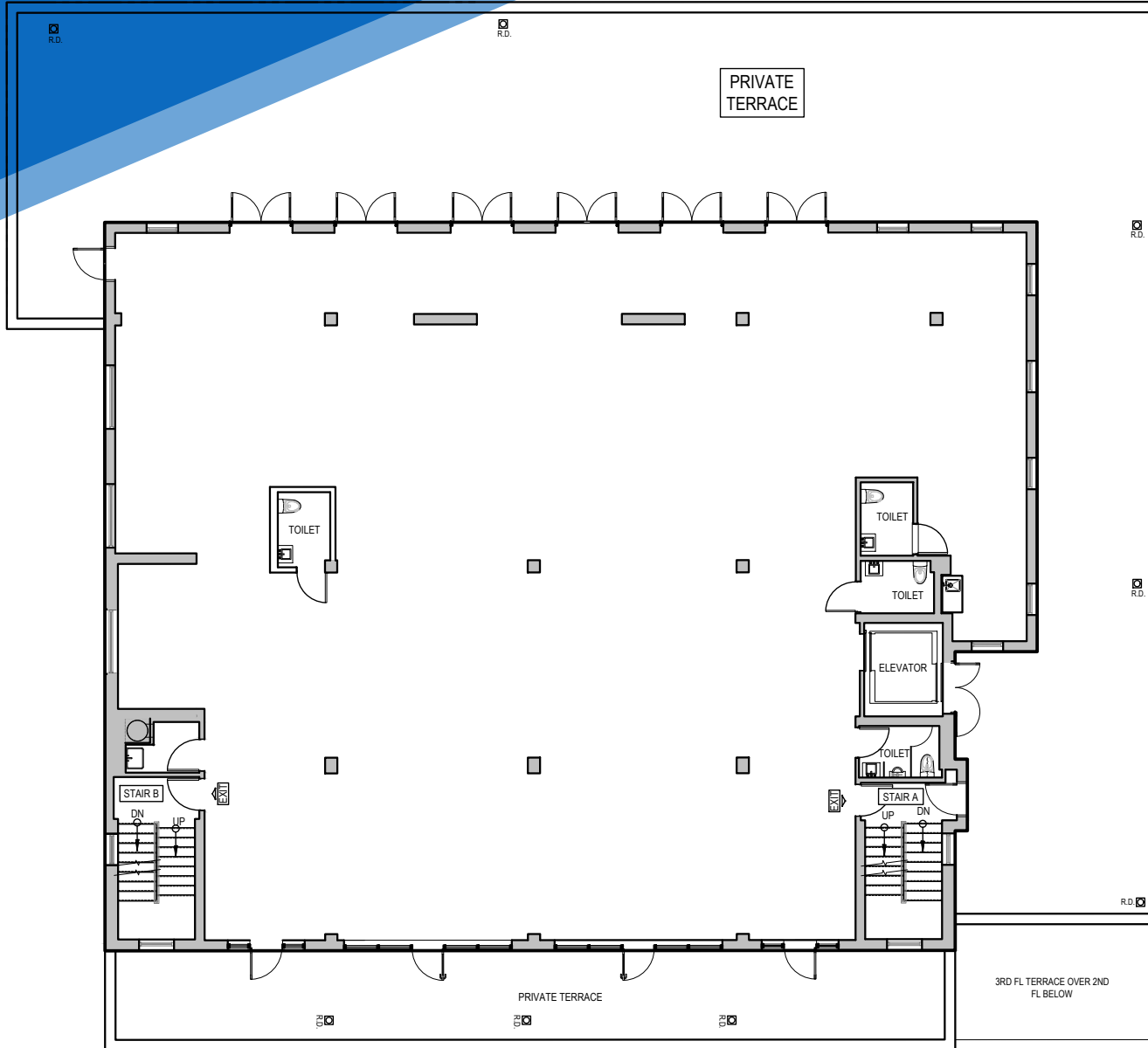
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