

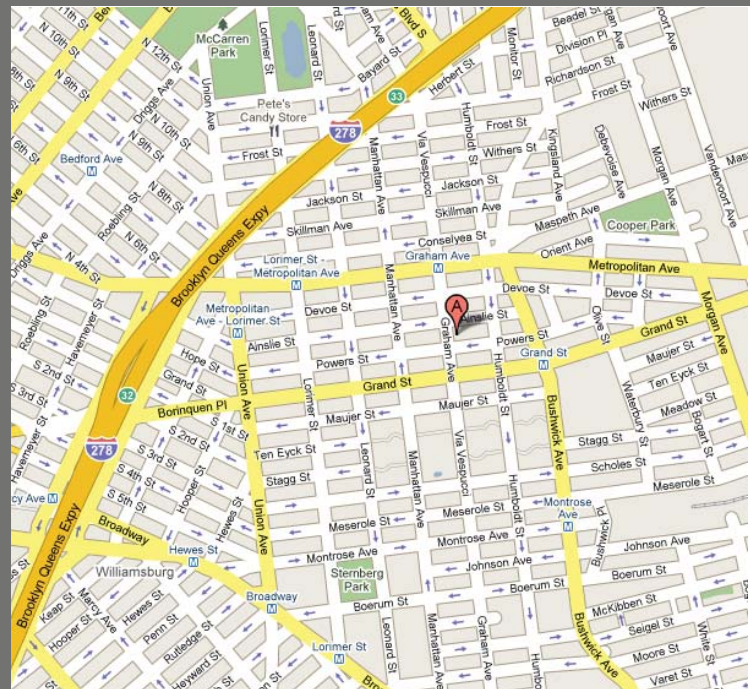
300 Graham Avenue - For Lease

Brooklyn, NY 11211 - Williamsburg

Retail Space For Lease



Retail Leasing



*This is a rendering of a possible new store front design

Location: Between Powers Street & Ainslie Street

Ground Floor Size: 2,500 - 5,000 SF (approx)

Frontage: 25 FT on Graham Avenue

Dimensions: 25' x 150' (approx.) (irreg.)

Basement: 2,500 SF (approx.)

Real Estate Taxes: \$3.24 PSF (09/10)

Rent: \$40 PSF Net

TRANSPORTATION

L-train located at Graham Avenue 2 blocks away

B24 & B43 bus lines service Graham Ave & Metropolitan Ave

Q59 & Q54 bus lines service Grand St 2 blocks away

NEIGHBORING TENANTS

Khim's Millenium Market, Cono's O'Pescatore Restaurant, Motorino Pizza, Garden Grill, Tivoli Jewelers, Barosa, Pagoda, Chase Bank, Dunkin Donuts, Brooklyn Ski, Phoebe's

FEATURES

- Over 4.7 million subway transfers within 3 blocks of site
- Many new boutiques and restaurants in the immediate area
- Column-free space
- All uses will be considered
- 43 new residential rental units in the building

For Further Information, Please Contact Exclusive Leasing Team:

Timothy D. King
Principal
tking@cplexre.com

Eric G. Altschul
Associate Director
ealtschul@cplexre.com

Ryan P. Condren
Associate Director
rcondren@cplexre.com

CPEX Real Estate | 350 Livingston Street, 1st Fl, Brooklyn NY 11217 | Tel: (718) 935-1800 | Fax: (718) 935-1822

WWW.CPEXRE.COM

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. All measurements of area and dimensions, zoning and uses must be independently verified. IT IS STRONGLY URGED THAT THE PROSPECTIVE TENANT CAREFULLY VERIFY EACH ITEM OF SIZE, RE TAXES, PERMITTED LEGAL USE AND ALL OTHER INFORMATION HEREIN.

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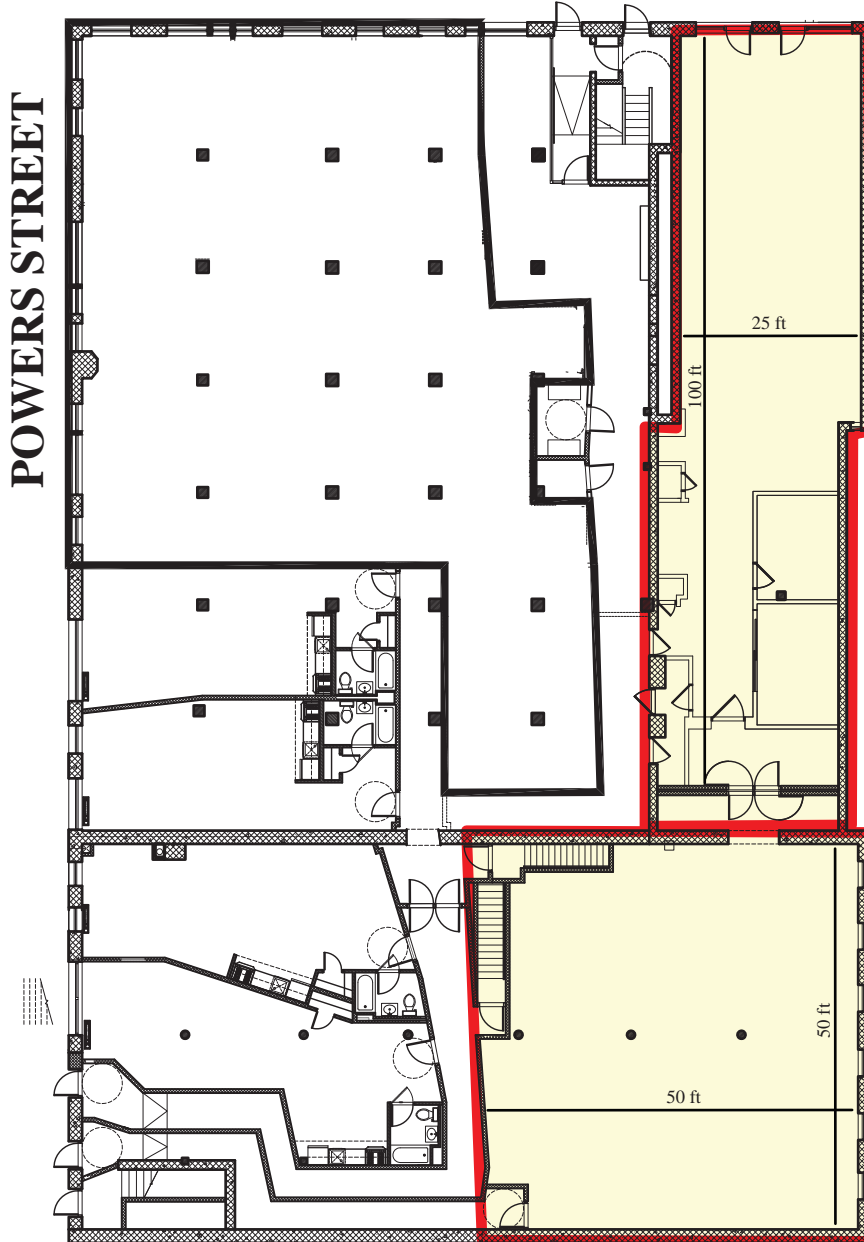
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GRAHAM AVENUE



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