

1055-1063

63RD STREET

"TEN63 CORPORATE SPHERE"

BOROUGH PARK, BROOKLYN

Between Tenth & Eleventh Avenues

COMMUNITY/OFFICE FOR LEASE



PROPERTY INFORMATION

APPROXIMATE SIZE

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
5th Floor Suite #5100: 1,845 SF
5th Floor Suite #5300: 1,895 SF
5th Floor Suite #5110: 200 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

Associate
212.468.5978
jharary@meridiancapital.com

SHAYA KATZ

Associate
212.468.5991
shaya.katz@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.

1055-1063 63RD STREET
BOROUGH PARK, BROOKLYN | Between Tenth & Eleventh Avenues

COMMUNITY/OFFICE FOR LEASE



EXTERIOR/INTERIOR

JAMES FAMULARO
President

JOSEPH HARARY
Associate
212.468.5978
jharary@meridiancapital.com

SHAYA KATZ
Associate
212.468.5991
shaya.katz@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.

1055-1063 63RD STREET
BOROUGH PARK, BROOKLYN | Between Tenth & Eleventh Avenues

COMMUNITY/OFFICE FOR LEASE



INTERIOR

JAMES FAMULARO
President

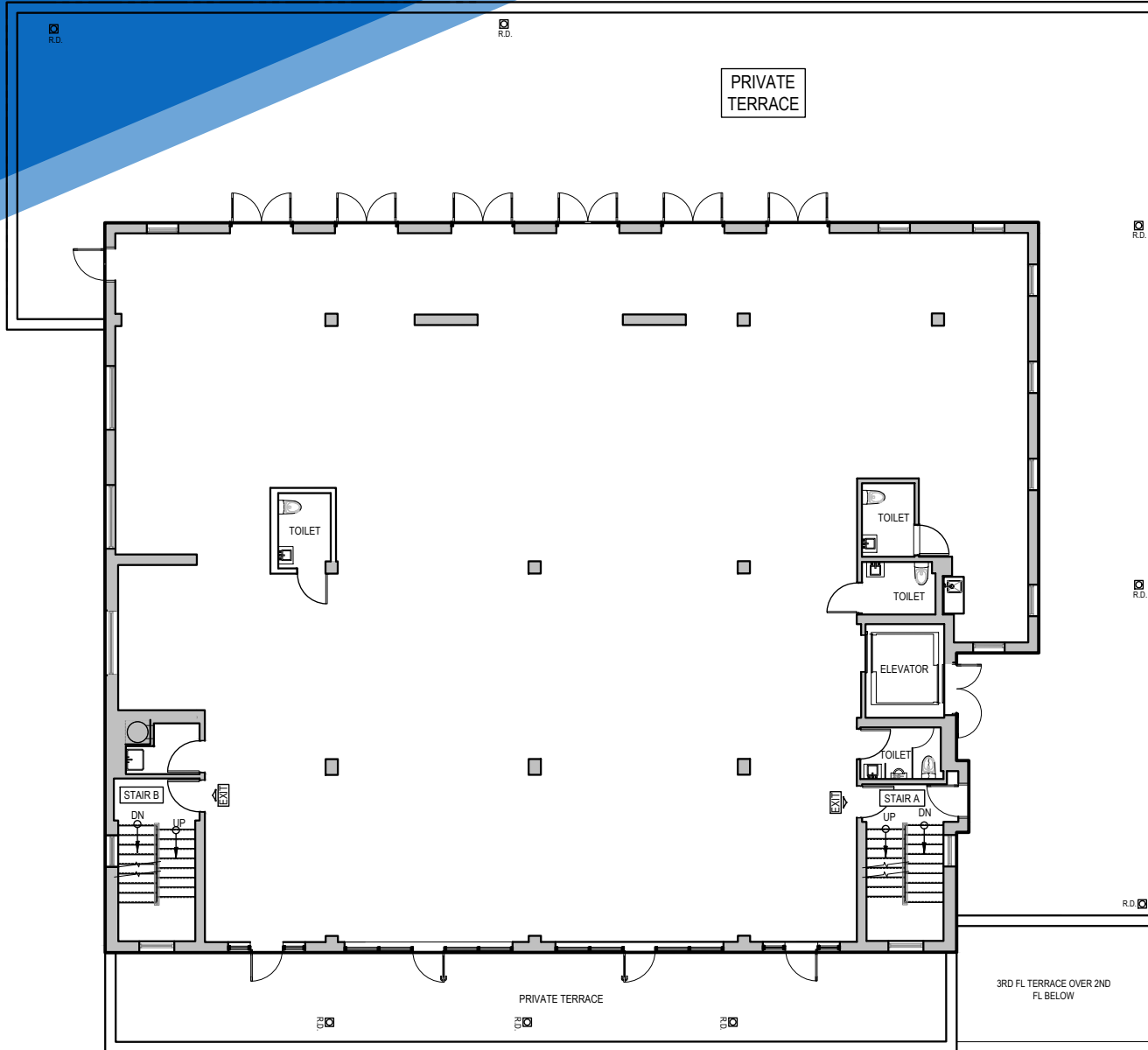
JOSEPH HARARY
Associate
212.468.5978
jharary@meridiancapital.com

SHAYA KATZ
Associate
212.468.5991
shaya.katz@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.



JAMES FAMULARO
President

JOSEPH HARARY
Associate
212.468.5978
jharary@meridiancapital.com

SHAYA KATZ
Associate
212.468.5991
shaya.katz@meridiancapital.com



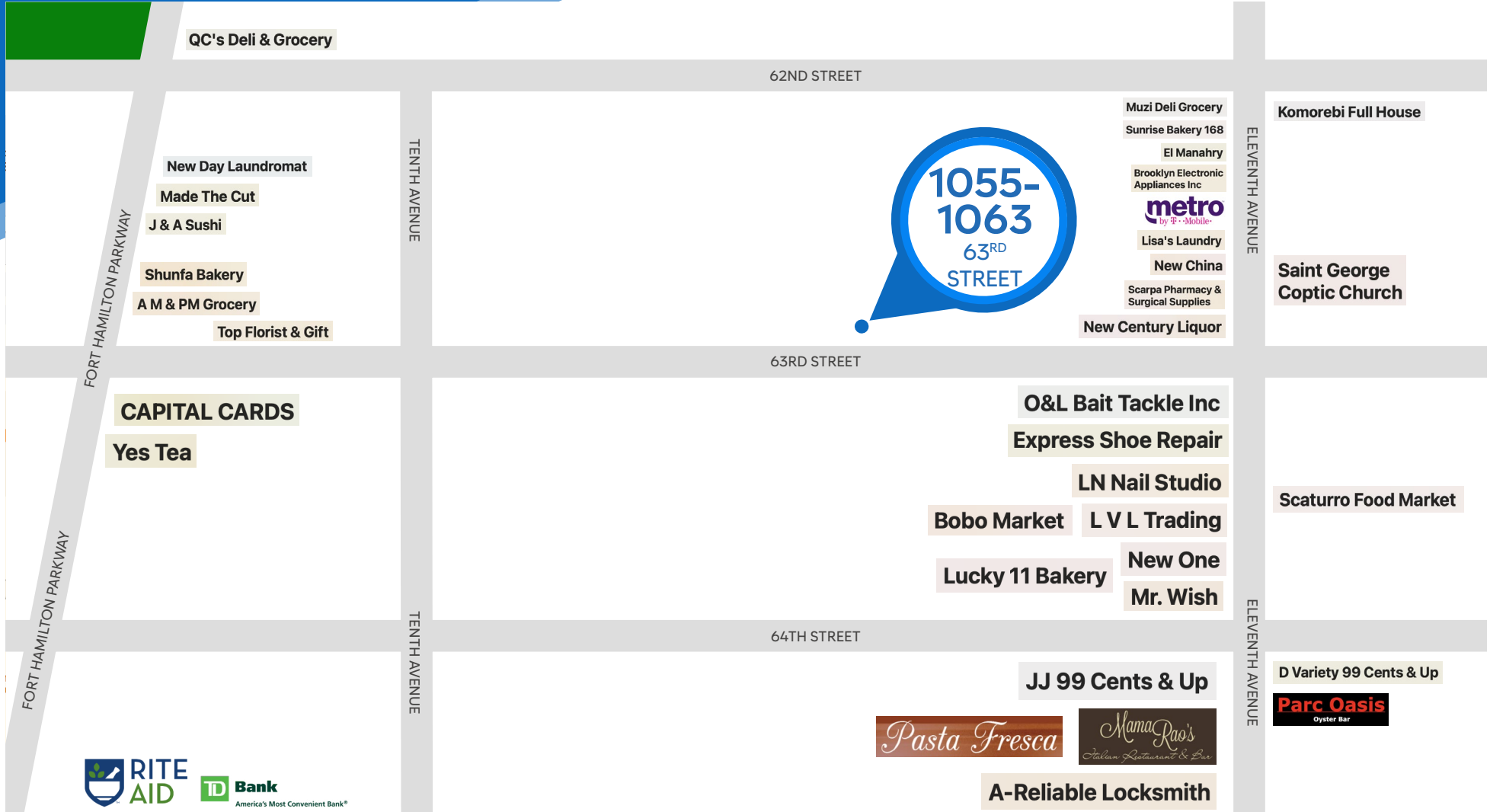
MERIDIAN
RETAIL LEASING

1055-1063 63RD STREET

BOROUGH PARK, BROOKLYN | Between Tenth & Eleventh Avenues

COMMUNITY/OFFICE FOR LEASE

NEIGHBORS



JAMES FAMULARO
President

JOSEPH HARARY
Associate
212.468.5978
jharary@meridiancapital.com

SHAYA KATZ
Associate
212.468.5991
shaya.katz@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.