

1293-1295  
3<sup>rd</sup> Avenue


100% OCCUPIED, 11,100 GSF MIXED-USE  
BUILDING WITH 40' OF PRIME FRONTAGE ON  
3<sup>RD</sup> AVENUE WITH EXCELLENT RETAIL TENANTS

 **MERIDIAN**  
INVESTMENT SALES  
- EXCLUSIVE LISTING -







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## EXECUTIVE SUMMARY

Meridian Investment Sales is pleased to present the exclusive offering for 1293-1295 3<sup>rd</sup> Avenue, a 11,100 GSF mixed-use building featuring extremely valuable ground floor retail and 15 residential units. With 40' of frontage on 3<sup>rd</sup> Avenue between East 74<sup>th</sup> and 75<sup>th</sup> Street, the building benefits from excellent natural light/air and visibility. The retail is 100% occupied by Patisserie Chanson and Mezzeluna. Mezzeluna is a staple on the Upper East Side and has been at the location for 30+ years. The tenant reimburses 20% of real estate taxes over the 2001/2002 base year, resulting in significantly lower operating expenses. With a lease expiration date in June of 2025, an investor will be able to significantly increase the rent upon completion at the neighboring 47-unit luxury condominium building at 1299 3<sup>rd</sup> Avenue. Patisserie Chanson is a high-end café with other locations throughout New York City and has a long-term lease expiring in 2036. As a result, an investor will benefit from secure ground floor retail in one of the most desirable commercial corridors in the Upper East Side. There are 15 residential units with an average monthly rent in excess of \$1,800, featuring 13 rent stabilized units and two free market units. Overall, 1293-1295 3<sup>rd</sup> Avenue offers an investor the unique opportunity to acquire an iconic 15-unit Upper East Side mixed-use building with extremely valuable ground floor retail and 40' of prime frontage on 3<sup>rd</sup> Avenue.

Located in the heart of Manhattan's Upper East Side neighborhood, 1293-1295 3<sup>rd</sup> Avenue is in an extremely dense residential area, offering incredible foot/car traffic. Importantly, the affluent Upper East Side features a concentration of high-income individuals, luxury residences, and an array of upscale boutique shops and dining establishments. Additionally, the neighborhood is a short walk from the Second Avenue and 77<sup>th</sup> Street Stations serving over 10,000,000 annual riders on the 6, N, Q, and R trains. Given the strong presence of nearby residential, ultra-luxury retail, and transportation complexes, the area benefits from heavy foot/car traffic and low vacancy. As a testament to the location, construction is expected to be completed shortly at 200 East 75<sup>th</sup> Street and 1299 3<sup>rd</sup> Avenue, two luxury condominium buildings neighboring the asset.

ASKING PRICE: **\$8,750,000**

## INVESTMENT HIGHLIGHTS



### **Prime Durable Retail:**

Occupied by Mezzaluna for 30+ years and Patisserie Chanson until 2036, 1293-1295 3<sup>rd</sup> Avenue offers excellent long-term retail tenants.



### **Excellent Frontage on 3<sup>rd</sup> Avenue:**

The building features 40' of frontage on 3<sup>rd</sup> Avenue between East 74<sup>th</sup> and 75<sup>th</sup> Street offering excellent natural light/air.



**Prime Location:** As a testament to the location, 1293 - 1295 3<sup>rd</sup> Avenue is located next door to two new luxury condominium developments that will further increase visibility to the area.

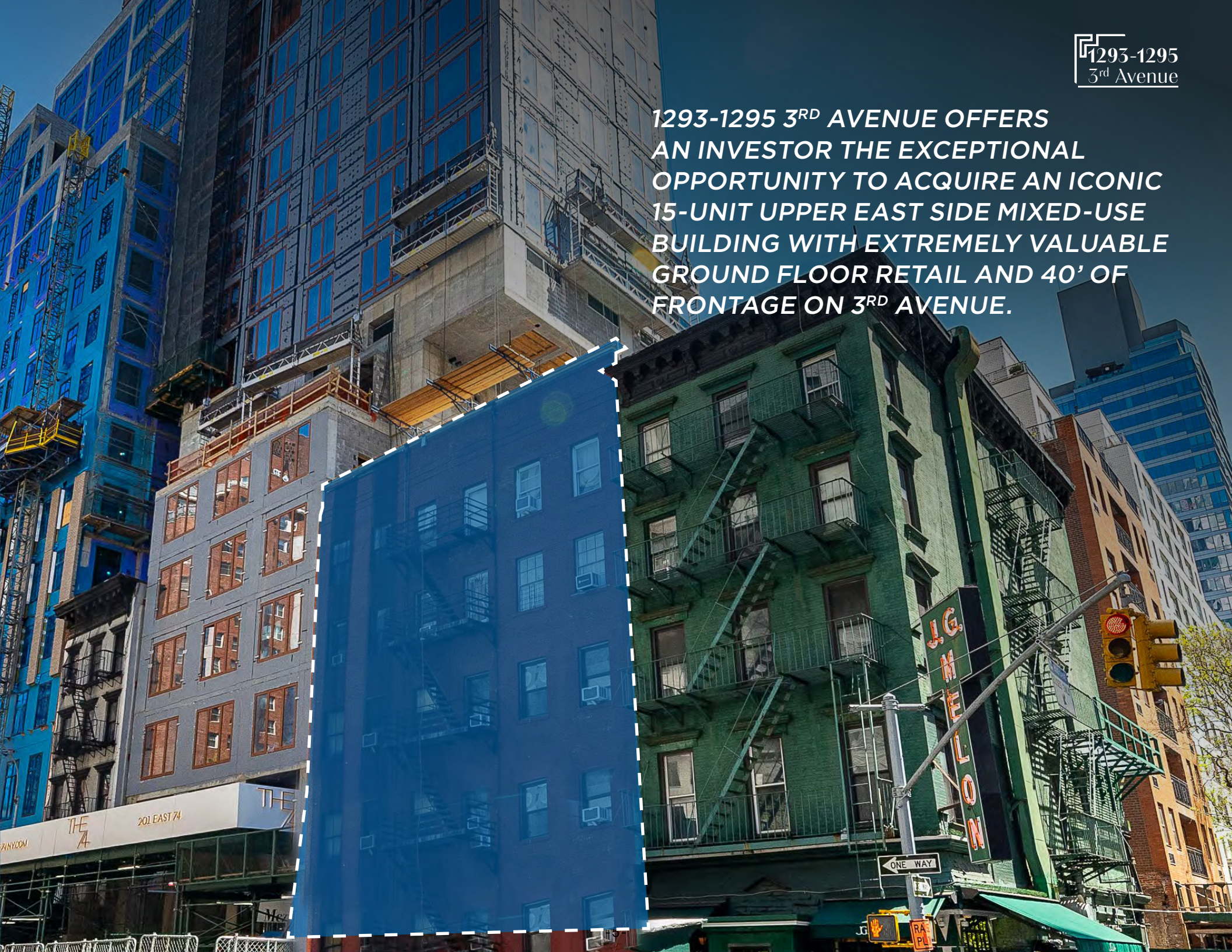


### **Mass Transportation Accessibility:**

1293-1295 3<sup>rd</sup> Avenue is just steps from the Q and 6 trains at 72<sup>nd</sup> Street and 2<sup>nd</sup> Avenue and 77<sup>th</sup> Street Station, serving over 10,000,000 annual riders.



**1293-1295 3<sup>RD</sup> AVENUE OFFERS AN INVESTOR THE EXCEPTIONAL OPPORTUNITY TO ACQUIRE AN ICONIC 15-UNIT UPPER EAST SIDE MIXED-USE BUILDING WITH EXTREMELY VALUABLE GROUND FLOOR RETAIL AND 40' OF FRONTAGE ON 3<sup>RD</sup> AVENUE.**





## PROPERTY OVERVIEW

| ADDRESS                      | 1293 - 1295 3 <sup>RD</sup> AVENUE               |
|------------------------------|--|
| Borough                      | New York City                                    |
| Neighborhood                 | Upper East Side (10021)                          |
| Description                  | Mixed-Use Building                               |
| Cross Streets                | East 74 <sup>th</sup> & 75 <sup>th</sup> Streets |
| Block / Lot                  | 1429 / 2   |
| Lot Dimensions               | 40.00' x 71.00'                                  |
| Lot Area (SF)                | 2,840 SF   |
| Year Built                   | 1915   |
| Gross SF                     | 11,100 SF  |
| Apartments                   | 15   |
| Commercial Tenants           | 2  |
| Zoning                       | C1-9   |
| Built FAR                    | 3.91   |
| Air Rights                   | N/A  |
| Landmark / Historic District | N/A  |
| Avg. Monthly Rent            | \$1,818  |

## REAL ESTATE TAXES

| REAL ESTATE TAXES         | TOTAL       |
|---------------------------|-------------|
| Exemptions and Abatements | None        |
| Tax Class                 | 2           |
| Tax Rate                  | 12.502%     |
| 2024/2025 Actual AV       | \$1,626,300 |
| 2024/2025 Taxes           | \$203,320   |

**INCOME & EXPENSE SUMMARY**

| <b>ADDRESS</b>                | <b>TOTAL</b>     |
|-------------------------------|------------------|
| Residential Income            | \$327,200        |
| Commercial Income             | \$432,000        |
| Comm Expense Reimbursement    | \$27,100         |
| Comm RE Tax Reimbursement     | \$29,300         |
| <b>POTENTIAL GROSS INCOME</b> | <b>\$815,600</b> |
| Vacancy Factor (1.0%)         | (\$8,200)        |
| <b>EFFECTIVE GROSS INCOME</b> | <b>\$807,400</b> |

| <b>EXPENSES</b>                 |                  |
|---------------------------------|------------------|
| Real Estate Taxes               | \$203,320        |
| Insurance                       | \$19,425         |
| Electric                        | \$3,330          |
| Fuel (Oil)                      | \$16,650         |
| Water & Sewer                   | \$40,000         |
| Payroll                         | \$5,000          |
| Repairs, Maintenance, & Misc.   | \$15,000         |
| <b>TOTAL OPERATING EXPENSES</b> | <b>\$302,725</b> |

|                             |                  |
|-----------------------------|------------------|
| <b>NET OPERATING INCOME</b> | <b>\$504,675</b> |
|-----------------------------|------------------|

## RENT ROLL

### RESIDENTIAL RENT ROLL

| NUMBER               | UNIT | REGULATION STATUS | IN-PLACE         |
|----------------------|------|-------------------|------------------|
| 1                    | 1A   | RS                | \$859            |
| 2                    | 1B   | RS                | \$1,165          |
| 3                    | 1CD  | RS                | \$5,759          |
| 4                    | 2A   | RS                | \$1,203          |
| 5                    | 2B   | RS                | \$921            |
| 6                    | 2C   | RS                | \$1,193          |
| 7                    | 2D   | FM                | \$2,950          |
| 8                    | 3A   | RS                | \$899            |
| 9                    | 3B   | RS                | \$1,353          |
| 10                   | 3C   | RS                | \$1,633          |
| 11                   | 3D   | RS                | \$828            |
| 12                   | 4A   | FM                | \$2,950          |
| 13                   | 4B   | RS                | \$2,712          |
| 14                   | 4C   | RS                | \$1,854          |
| 15                   | 4D   | RS                | \$993            |
| <b>15 APARTMENTS</b> |      |                   | <b>\$27,270</b>  |
|                      |      |                   | <b>\$327,239</b> |

### COMMERCIAL RENT ROLL

| TENANT             | UNIT | MONTHLY RENT    | ANNUAL RENT      | TAX PERCENTAGE | BASE YEAR | LEASE EXPIRATION |
|--------------------|------|-----------------|------------------|----------------|-----------|------------------|
| Patisserie Chanson | 1    | \$16,000        | \$192,000        | 35.00%         | 2021/2022 | 8/31/37          |
| Mezzaluna          | 2    | \$20,000        | \$240,000        | 20.00%         | 2001/2002 | 6/30/25          |
| <b>2 UNITS</b>     |      | <b>\$36,000</b> | <b>\$432,000</b> |                |           |                  |











INTERIOR PHOTOS



## LEASE ABSTRACT

### CHANSON 1293 3<sup>RD</sup> AVE LLC (DBA PATISSERIE CHANSON)

|                                  |                     |
|----------------------------------|---------------------|
| Tenant                           | Patisserie Chanson  |
| Premises                         | 1st Floor           |
| Lease Term                       | 15 Years & 6 Months |
| Lease Agreement                  | August 16, 2021     |
| Lease Commencement Date          | March 4, 2022       |
| Rent Commencement Date           | September 3, 2022   |
| Lease Expiration Date            | August 31, 2037     |
| Real Estate Tax Base Year        | 2021/2022           |
| Real Estate Tax Base Year Amount | \$202,514           |
| Proportionate Share Above BY     | 35.0%               |
| Real Estate Tax Reimbursement    | \$282               |
| Landlord Tenant Allowance        | \$75,000            |
| Water & Sewer                    | Tenant Pays         |
| Gas & Electric                   | Tenant Pays         |
| Estoppel                         | 7 Days              |
| Security Deposit                 | \$84,000            |
| Guaranty                         | Gang Li             |



## BASE RENT SCHEDULE

| LEASE YEARS | START DATE    | END DATE       | MONTHLY RENT    | ANNUAL RENT      | INCREASE   |
|-------------|---------------|----------------|-----------------|------------------|------------|
| 1           | 9/4/22        | 8/31/23        | \$14,000        | \$168,000        | -          |
| <b>2</b>    | <b>9/1/23</b> | <b>8/31/24</b> | <b>\$16,000</b> | <b>\$192,000</b> | <b>14%</b> |
| 3           | 9/1/24        | 8/31/25        | \$18,000        | \$216,000        | 13%        |
| 4           | 9/1/25        | 8/31/26        | \$18,540        | \$222,480        | 3%         |
| 5           | 9/1/26        | 8/31/27        | \$19,096        | \$229,154        | 3%         |
| 6           | 9/1/27        | 8/31/28        | \$19,669        | \$236,029        | 3%         |
| 7           | 9/1/28        | 8/31/29        | \$20,259        | \$243,110        | 3%         |
| 8           | 9/1/29        | 8/31/30        | \$20,867        | \$250,403        | 3%         |
| 9           | 9/1/30        | 8/31/31        | \$21,493        | \$257,915        | 3%         |
| 10          | 9/1/31        | 8/31/32        | \$22,138        | \$265,653        | 3%         |
| 11          | 9/1/32        | 8/31/33        | \$22,802        | \$273,622        | 3%         |
| 12          | 9/1/33        | 8/31/34        | \$23,486        | \$281,831        | 3%         |
| 13          | 9/1/34        | 8/31/35        | \$24,190        | \$290,286        | 3%         |
| 14          | 9/1/35        | 8/31/36        | \$24,916        | \$298,995        | 3%         |
| 15          | 9/1/36        | 8/31/37        | \$25,664        | \$307,964        | 3%         |



## LEASE ABSTRACT

### INVERIGO CONSULTANTS INC. (DBA MEZZALUNA)

|                                  |                                 |
|----------------------------------|---------------------------------|
| Tenant                           | Mezzaluna                       |
| Premises                         | 1st Floor                       |
| Lease Term                       | 12 Years & 5 Months             |
| Original Lease Agreement         | August 2, 1993                  |
| Amended Lease Commencement       | August 1, 2013                  |
| Lease Expiration Date            | June 30, 2025                   |
| Real Estate Tax Base Year        | 2001/2002                       |
| Real Estate Tax Base Year Amount | \$58,228                        |
| Proportionate Share Above BY     | 20.0%                           |
| Real Estate Tax Reimbursement    | \$29,018                        |
| Water & Sewer                    | Tenant Pays                     |
| Gas & Electric                   | Tenant Pays                     |
| Security Deposit                 | \$40,000                        |
| Guaranty                         | Aldo Bozzi and Paolo Casagrande |



## BASE RENT SCHEDULE

| LEASE YEARS  | START DATE    | END DATE       | MONTHLY RENT    | ANNUAL RENT         | INCREASE     |
|--------------|---------------|----------------|-----------------|---------------------|--------------|
| 1            | 8/1/13        | 7/31/14        | \$14,200        | \$170,400.00        | -            |
| 2            | 8/1/14        | 7/31/15        | \$14,626        | \$175,512.00        | 3.00%        |
| 3            | 8/1/15        | 7/31/16        | \$15,065        | \$180,777.36        | 3.00%        |
| 4            | 8/1/16        | 7/31/17        | \$15,517        | \$186,200.68        | 3.00%        |
| 5            | 8/1/17        | 7/31/18        | \$15,982        | \$191,786.70        | 3.00%        |
| 6            | 8/1/18        | 7/31/19        | \$16,462        | \$197,540.30        | 3.00%        |
| 7            | 8/1/19        | 7/31/20        | \$16,956        | \$203,466.51        | 3.00%        |
| 8            | 8/1/20        | 7/31/21        | \$17,464        | \$209,570.51        | 3.00%        |
| 9            | 8/1/21        | 7/31/22        | \$17,988        | \$215,857.62        | 3.00%        |
| 10           | 8/1/22        | 7/31/23        | \$18,528        | \$222,333.35        | 3.00%        |
| 5 Months     | 8/1/23        | 12/31/23       | \$19,084        | \$229,003.35        | 3.00%        |
| <b>11-13</b> | <b>1/1/24</b> | <b>6/30/25</b> | <b>\$20,000</b> | <b>\$240,000.00</b> | <b>4.80%</b> |













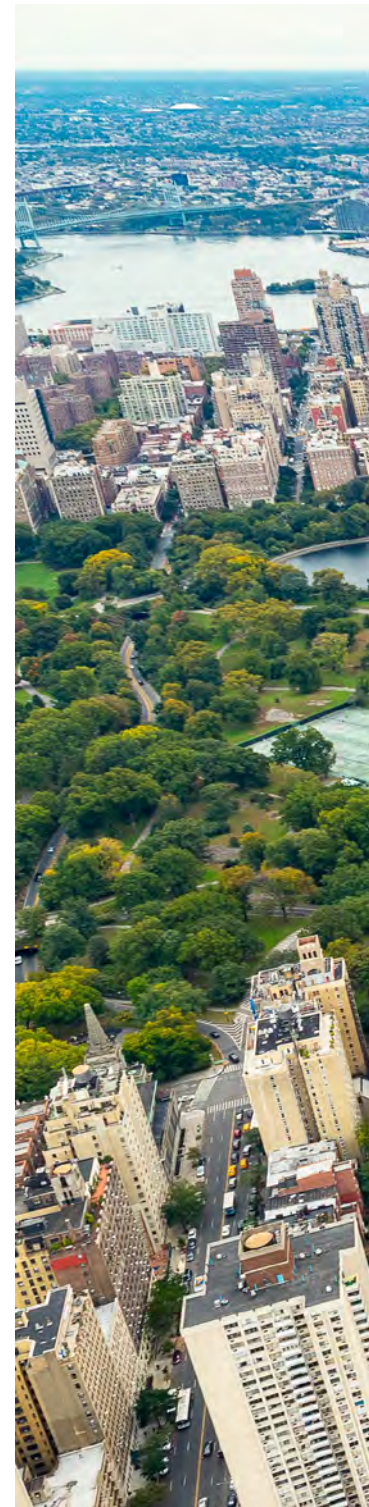
## LOCATION OVERVIEW

***"THE THIRD AVENUE CORRIDOR IS A DYNAMIC AND VIBRANT STREET FEATURING A WIDE ARRAY OF LUXURY RESIDENCES, UPSCALE BOUTIQUES, TRENDY CAFES, AND EXCLUSIVE RESTAURANTS"***

The Upper East is one of Manhattan's most exclusive neighborhoods, situated between Central Park and the East River in between East 59<sup>th</sup> Street and East 96<sup>th</sup> Street.

The Upper East Side is an affluent area featuring a mix of classic townhomes and upscale high-rises. Museums in the immediate area include Bernard Museum, Park Avenue Armory, The Frick Collection, The Met Breuer, and Asia Society Museum. Museum Mile, a stretch of Fifth Avenue along Central Park, draws crowds to cultural institutions that include the Metropolitan Museum of Art, the Solomon R. Guggenheim Museum and El Museo del Barrio. The corridor is recognized as New York City's cultural and intellectual hub, with hip, designer retail boutiques along Madison Avenue and Hunter College located in the middle of the neighborhood. The Upper East Side is among New York City's wealthiest neighborhoods.

The neighborhood is one of the most distinct, cultural pockets of New York City, anchored by Central Park, a plethora of museums, and renowned institutions such as the Hospital for Special Surgery and Hunter College. As a result, the neighborhood surrounding 1293-1295 3<sup>rd</sup> Avenue has long been one of the most highly sought after residential enclaves in the city. The location benefits from convenient access to Central Park and mass transportation options, as well as an abundance of world-class restaurants and entertainment options.













### AREA ATTRACTIONS

Some of the most historic New York City cultural attractions are located in the heart of the Upper East Side just a short walk from the Property:

- Central Park is just a few blocks west of the property. One of the most tranquil and elegant places in the city, Central Park has long been a destination site for travelers from across the globe, as well as for residents of the city.
- A landmark venue featuring avant-garde visual & performing arts in an industrial Gilded-Age interior, the Park Avenue Armory is toured by tourists and resident alike.
- Millionaire industrialist's former home turned museum displaying Western European art, The Frick Collection is a unique staple of the Upper East Side.
- Longstanding as one of Manhattan's priciest and most exclusive hotels, The Pierre sits on the southeast corner of 62<sup>nd</sup> Street and Central Park. Other nearby five star hotels just a short walk from the property include Loews Regency, Ritz-Carlton, The Plaza and The Peninsula.
- The Bernard Museum is a landmark synagogue; it is the world's largest & a blend of Moorish & Romanesque architectural styles.

### TRANSPORTATION

The Property enjoys close proximity to public transportation:

- The Second and Lexington Avenue Stations on 86<sup>th</sup> Street serve over 10,000,000 annual riders and provide access to the 4, 5, 6, N, Q, and R trains – connecting to Grand Central, one of the city's main transportation hubs.
- Residents benefit from immediate access to Franklin D. Roosevelt East River Drive, also known as the FDR, which provides access north and south throughout Manhattan. In addition, the 65<sup>th</sup> Street Transverse is roughly two blocks north and provides easy access to the Upper West Side.
- There are several bus routes offering connectivity within the neighborhood, including the M15, M98, M101, M102, and M103 which provide access north and south throughout Manhattan.





# LOCATION OVERVIEW

 24 MINUTES TO PENN STATION






1293-1295  
3<sup>rd</sup> Avenue



 11 MINUTE WALK  
TO CENTRAL PARK

1293-1295  
3<sup>rd</sup> Avenue

 Memorial Sloan Kettering  
Cancer Center

**HSS** HOSPITAL FOR  
SPECIAL SURGERY

 OVER 18 CITIBIKE  
LOCATIONS WITHIN  
0.5 MILES

 **NewYork-  
Presbyterian**



## LOCATION OVERVIEW

1293-1295 3<sup>rd</sup> Avenue is steps away from world class universities and intuitions that attract people from around the globe. With thousands of employers in the immediate area, the Upper East Side is an extremely popular residential enclave. With an average household income of roughly \$205,000, the Upper East Side is an extremely affluent neighborhood. As a result of the the presence that hospitals, universities and, other major employers have in the neighborhood, the Upper East Side will continue to be one of the most sought after destinations in Manhattan for the foreseeable future.



## ROCKEFELLER UNIVERSITY

Established in 1901 by John D Rockefeller, The Rockefeller Institute became the first biomedical research center in the United States. In 1955 the Rockefeller Institute expanded and became the Rockefeller University. With 2,000 faculty, students, postdocs, and professionals working at the 16-acre campus, the university continues to attract top talent in the world with over 25 Nobel Peace Prize winners. Surrounded by world class hospitals, the university also has a \$2 billion endowment.



## NEW YORK-PRESBYTERIAN / WEILL CORNELL MEDICAL CENTER

Regularly ranked as a top 5 hospital in the county by U.S. News and World Report's, New York-Presbyterian / Weill Cornell Medical Center cares for 90,000 patients annually and employs more than 20,000 across all locations. The hospital has more than 850 beds and provides specialty care for most fields of medicine.





## HOSPITAL FOR SPECIAL SURGERY

Founded in 1863, Hospital for Special Surgery is the oldest orthopedic hospital in the United States. With more than 10,000 reported employees, HSS performs more than 32,000 surgical procedures annually. HSS performs more hip surgeries and more knee replacements than any other hospital in the US.



## MEMORIAL SLOAN KETTERING CANCER CENTER (MSK)

Memorial Sloan Kettering Cancer Center is the world's oldest and largest private cancer center. They are one of 50 National Cancer Institute-designated Comprehensive Cancer Centers, with state-of-the-art science and clinical studies and treatment. With over 17,300 employees across all locations, MSK is a leader in cancer treatment and on the forefront of science and technology.



# MERIDIAN CAPITAL GROUP, LLC BROCHURE DISCLOSURES AND DISCLAIMERS

This is a confidential brochure (the "Brochure") intended solely for your limited use and benefit in determining whether you desire to express any further interest in the proposed sale of 1293-1295 3<sup>rd</sup> Avenue, New York, New York (the "Property"). By accepting a copy of the Brochure, you hereby agree to the matters set forth herein.

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Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with you or any prospective purchaser, mortgagee, investor, lender or lessee at any time with or without notice. Owner shall have no legal commitment or obligation to you or any prospective purchaser, mortgagee, investor, lender or lessee reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to Owner has been fully executed, delivered to all parties, and approved by Owner and any conditions to Owner obligations thereunder have been satisfied or expressly waived.

By receipt of the Brochure, you agree that the Brochure and its contents and information are of a confidential nature, that you will hold and treat it and all information therein in the strictest confidence, and that you will not disclose the Brochure or any of its contents or information to any other entity without the prior written authorization of Owner, nor will you use the Brochure or any of its contents or information in any manner detrimental to the interest of Owner or MCG. You acknowledge and agree that any breach of this confidentiality clause will cause injury to Owner and/or MCG for which money damages may not be an adequate remedy and that, in addition to remedies at law, Owner and/or MCG is entitled to equitable relief as a remedy for any such breach.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. MCG does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various laws, statutes, and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

While the Brochure contains physical description information of the Property, there are no references to its condition. Neither Owner nor MCG make any representation as to the physical condition of the Property. Prospective purchasers, mortgagees, investors, lenders or lessees should conduct their own independent engineering report and any other reports or inspections they deem necessary to verify property condition.

In the Brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full terms or agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to independently review all relevant documents which may or may not be referenced in this Brochure. The terms and conditions stated in this section will relate to all of the sections of the Brochure as if stated independently therein. If, after reviewing the Brochure, you have no further interest in purchasing the Property, kindly return the Brochure and all other documents accompanying the Brochure to MCG at your earliest possible convenience.

Photocopying or any other reproduction or duplication of the Brochure is not authorized. The Brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner or the Property since the date of preparation of the Brochure. Once you have expressed an offer to acquire the property and have demonstrated certain bona fides satisfactory to Owner, certain further and additional information may be provided in order for you to complete your due diligence investigation, such as complete and detailed rent roll information, expense pass-throughs, and expenses.

Zoning is a critical factor in the value of the Property. All zoning information must be independently verified as the Owner or MCG does not make any representation with respect thereto.

MCG, its subsidiaries or affiliates, and any manager, member, officer, director, employee or agent of MCG, or any of its subsidiaries or affiliates, does not accept any liability whatsoever for any direct, indirect or consequential losses (in contract, tort or otherwise) arising from the use of this Brochure or its contents or reliance on the information contained herein.



# MERIDIAN INVESTMENT SALES TEAM | A DIVISION OF MERIDIAN CAPITAL GROUP

Meridian's Investment Sales division is comprised of some of the top investment sales professionals in New York City. With more than 75 years of combined New York real estate transactional experience exceeding \$35 billion in value, Meridian's team of investment sales professionals includes best-in-class expertise across a breadth of asset types, transaction sizes, and sub markets. Meridian's team has an intimate knowledge of New York City real estate, knowing neighborhoods on a door-by-door basis, and has a deep and detailed understanding not just of how a property's tenancy and cash flow drive value, but also of how drivers such as zoning, land use, air rights, and alternative uses play a key role in determining a property's true market value. The Meridian team has an unparalleled knowledge of the buyer base and capital flows germane to the New York City investment sales market at any given point in time, and maintains excellent working relationships with a wide array of local, national, and international buyers.

Meridian's Investment Sales professionals have transacted in New York City over the course of many macro and micro market cycles. As such, clients seek out Meridian's team not only when they have decided to sell a property, but also as trusted advisors that can offer unique perspectives relative to portfolio management, risk mitigation, and value creation.

Meridian Capital Group was founded in 1991. It is widely recognized as one of the leading and prolific commercial real estate finance and advisory firms in the country. Meridian has arranged \$286 billion of commercial real estate financings, including more than 48,231 transactions in 49 states.

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1293-1295  
3<sup>rd</sup> Avenue

 **MERIDIAN**  
INVESTMENT SALES

- EXCLUSIVE LISTING -