



Federico Mazzeo

SALESPERSON

fmazzeo@pinnaclereny.com
718-371-6424

Federico Mazzeo is a licensed Real Estate Salesperson specializing in the sale and leasing of industrial, office, retail, residential and development properties. As a bilingual native of outer boroughs, Federico brings a depth of understanding of neighborhoods and businesses. Federico targeted the Bronx market and the Manhattan retail, as his focus due to its proximity to all major highways, its potential for business/residential development, as well as its toll-free access to Manhattan.

After a successful career representing numerous high-end retailers, Federico Mazzeo joined Pinnacle Realty early 2013. Federico has successfully leveraged his retail experience to maximize value for retail store owners in Northern Manhattan and The Bronx. He has facilitated leasing to local mom and pop clients through national retailers and franchises. Federico has leased many stores where others have failed because of his willingness to tenaciously

Summary of Transactions

- **4309 Third Avenue, Bronx, NY 10457:** As Exclusive agent for the sale of 16,000 Sq. Ft. site we successfully secured a buyer in less than 30 days. Sold for \$4,300,000.00.
- **1318 Randall Avenue, Bronx, NY 10474:** Brokered the sale of 12,500 Sq. Ft. Warehouse & Land. Sold for \$4,075,000.00.
- **600 East 132nd Street, Bronx, NY 10454:** Brokered the lease of 23,000 Sq. Ft. Warehouse to a High-end Gourmet distributor from Spain, achieving a high rental for the owner, with an aggregate rental over \$7,000,000.00.
- **644 Whittier Street, Bronx, NY 10474:** After a long negotiation, we successfully leased 12,500 Sq. Ft. Warehouse to a produce company in Prime Hunts Point. We represented the tenant in the transaction.
- **656 East 133rd Street, Bronx, NY 10454:** Proud to announce the lease of 60,000 Sq. Ft. site, to WDF inc.
- **327 Manida Street, Bronx, NY 10474:** Leased a 12,500 Sq. Ft. warehouse in Hunts Point to a Cleaning Supply distributor.
- **565 Soundview Avenue, Bronx, NY 10473:** Leased 23,000 Sq. Ft. to a Day Care facility, that has over 6 locations throughout New York City, with an aggregate rental over \$2,600,000.00.
- **20 Main Street, New Rochelle, NY 10801:** Hired as Exclusive agent to lease 10,000 SF site, eventually selling the property for ownership. Sold \$2,700,000.00.
- **962 Washington Avenue, Bronx, NY 10456:** Hired as Exclusive agent to sale 17,000 Sq. Ft. site. We successfully achieved a user as the buyer and closed in 60 days. Sold \$4,700,000.00.
- **411 Wales Avenue, Bronx, NY 10473:** As the exclusive agent, long term lease 59,000 Sq. Ft. to a Charter School.
- **985 Bronx River Avenue, Bronx, NY 10473:** Sold 10,000 Sq. Ft. of Land achieving the high price per square foot.



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pursue every possible logical line of business. Federico has been appointed the exclusive marketing agent for several properties as a result of cultivating strong relationships with owners and tenants. Landlords and sellers can be comforted that Federico will maximize the value of the property being offered.

- **690 East 133rd Street, Bronx, NY 10454:** Brokered the sale of this 5,000 Sq. Ft. industrial warehouse to a Long Island City based company obtaining highest value. Hired as the Exclusive agents on a lease and sold it 3 years later for \$1,785,000.00.
- **448 Tiffany Street, Bronx, NY 10474:** Exclusive agent for the lease of 58,000 SF industrial warehouse/ land with an aggregate rental of over \$12,000,000.
- **434 East 165th Street, Bronx, NY 10456:** Exclusive agents of this 59,000 SF warehouse with Residential Buildable.
- **4660 Third Avenue, Bronx, NY 10458:** Brokered the sale of 16,000 Sq. Ft. warehouse with 62,460 Sq. Ft. of Residential Buildable. Sold \$3,155,000.
- **1263 Webster Avenue, Bronx, NY 10456:** Exclusive agents for the sale of 3,600 Sq. Ft. Development site. Sold for \$650,000.
- **337-343 Manida Street, Bronx, NY 10454:** Exclusive agents for the seller successfully marketing and selling an underutilized 22,500 Sq. Ft. industrial warehouse getting the highest and best value for the owner. Sold for \$4,100,000
- **1140 East 156th Street, Bronx, NY 10474:** Lease a 2,500 Sq. Ft. 2- story warehouse with 4,300 SF of land to a successful Network company.
- **1460 Sheridan Expressway, Bronx, NY 10459:** Successfully lease a 19,000 SF of land for Simone Development to a Construction company.
- **639-649 East 133rd Street, Bronx, NY 10454:** Leased this 90,000 Sq. Ft. site (The former 7-UP Building) located at the foot of the Triborough Bridge (RFK), to Cat's Eye Printing, which relocated from Long Island City, Queens.
- **427 Manida Street, Bronx, NY 10454:** As exclusive agents, successfully sold this 5,000 Sq. Ft. industrial warehouse located in the heart of Hunts Point to a high-end interior design company based in Manhattan.
- **1234 Randall Avenue, Bronx, NY 10454:** Procured the buyer for this 10,000 Sq. Ft. site, then later successfully leasing the property for new ownership to qualified tenants.
- **1349 Spofford Avenue, Bronx, NY 10454:** Leased 8,000 Sq. Ft. to a national company headquartered in Manhattan.
- **1168 Burnett Place, Bronx, NY 10454:** Successfully sold this 5,000 Sq. Ft. site to a Brooklyn based company obtaining maximum value.
- **687-689 East 137th street, Bronx, NY:** Leased a 6,250 Sq. Ft. section to a high-end fabricating company relocating from Williamsburg, Brooklyn.
- **558 Morris Avenue, Bronx, NY 10451:** Exclusively sold this 6,000 Sq. Ft. Mix-Use building which is prudently located near the Grand Concourse and next to Lincoln Hospital.
- **649 Whittier Street, Bronx, NY 10474:** Brokered the sale of 15,000 Sq. Ft. warehouse representing the seller and the buyer. Sold for \$2,885,000.



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Retail

- **40 West 225th Street, Bronx, NY 10463:** After a long negotiation I'm proud to announce the first retail space taken by Amazon in the Bronx. We represented Amazon in the transaction.
- **3830 Broadway Avenue, New York, NY 10032:** As Exclusive agent, representing landlord and tenant, I'm proudly to announce the leased of 1,400 Sq. Ft. of retail to Dunking Donuts.
- **3777 Broadway Avenue, New York, NY 10032:** As Exclusive agent, representing landlord and tenant, I'm proudly to announce the lease of 600 Sq. Ft. retail to Boost mobile.
- **1652 Bruckner Plaza, Bronx, NY 10473:** As Exclusive agent of Bruckner Plaza, we successfully lease 3,200 Sq. Ft. to a 99 cents discount store that has over 15 locations throughout the borough.
- **564 West 160th Street, New York, NY 10032:** Hired as the Exclusive agent, we are proud to announce Cricket Wireless as the tenant. We secure the tenant in two weeks.
- **365 East 62nd Street, New York, NY 10065:** After a long negotiation, leased a 700 SF retail store to JZ Cleaners opening their third location. For \$95PSF.
- **1362 Jerome Avenue, Bronx, NY 10452:** As the exclusive agent, successfully lease a 9,400 Sq. Ft. lower level to a Furniture Store.
- **192 East 2nd Street, New York, NY 10009:** Represented the tenant on a 1,700 SF retail store in the East Village achieving a successful deal.
- **798 Southern Blvd, Bronx, NY 10455:** Leased 1,000 Sq. Ft. storefront to Metro PCS.
- **850 River Avenue, Bronx, NY 10451:** As the exclusive agent successfully lease 1,700 Sq. Ft. of retail across from Yankee Stadium to a souvenir shop that has been in business for over 35 years.
- **3857 10th Avenue, Bronx, NY 10034:** Successfully leased 800 Sq. Ft. of store front to a Pharmacy opening there second location in the Inwood neighborhood, achieving a high rent