



## Federico Mazzeo

### Salesperson

[fmazzeo@pinnacleereny.com](mailto:fmazzeo@pinnacleereny.com)

718-371-6424

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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 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 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.

## Summary of Transactions

- **411 Wales Avenue, Bronx, NY 10473:** As exclusive agents of this prime South Bronx 59,000 Sq. Ft. warehouse, we successfully long-term leased the entire property to a Charter School with an aggregate rental of over \$50,000,000
- **985 Bronx River Avenue, Bronx, NY 10473:** Sold 10,000 Sq. Ft. of Land achieving the high price per square foot.
- **690 East 133<sup>rd</sup> 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.
- **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 SF warehouse with 62,460 SF of Residential Buildable. Sold \$3,155,000.
- **1263 Webster Avenue, Bronx, NY 10456:** Exclusive agents for the sale of 3,600 SF 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 SF 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 133<sup>rd</sup> 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 137<sup>th</sup> 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 SF warehouse representing the seller and the buyer. Sold for \$2,885,000.

## Retail

- **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 SF 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 1,000SF storefront to Metro PCS.
- **850 River Avenue, Bronx, NY 10451:** As the exclusive agent successfully lease 1,700 SF 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 SF of store front to a Pharmacy opening there second location in the Inwood neighborhood, achieving a high rent