

81-85 EAST 125TH STREET

Northwest Corner of Park Avenue and 125th Street

RETAIL SPACE FOR LEASE

APPROXIMATE SIZE

Ground Floor: 4,100 SF (divisible)
Second Floor: 4,100 SF
Lower Level: 1,970 SF

NEIGHBORS

Chase, Duane Reade, Raymour & Flanigan, Apple Bank, Pathmark, AT&T, The Children's Place, National Jazz Museum and The Geoffrey Canada Community Center

Coming soon: Whole Foods, Burlington Coat Factory, WeWork, American Eagle Outfitters and Bed Bath & Beyond

ASKING RENT

Upon Request

POSSESSION

Immediate

CEILING HEIGHT

Ground Floor: 13 feet
Second Floor: 13 feet
Basement: 12.5 feet

FRONTAGE

125th Street: Approximately 90 feet
Park Avenue: Approximately 40 feet

COMMENTS

- Directly adjacent to Metro-North 125th Street station, soon undergoing major renovations
- Located in 125th Street rezoning district, which will feature new office, hotel, retail and residential projects
- Part of Harlem's "Main Street" corridor, a world-class arts, cultural and entertainment destination, and regional business district
- One block from the 4, 5 and 6 subway lines with an annual ridership of more than 8.9 million
- In close proximity to the 125th St. 2, 3 subway station with annual ridership of 4.64 million
- LEED certified building
- 2nd floor vented for restaurant use
- Spaces can be leased combined or separate
- All uses considered

www.thecornexchangeharlem.com



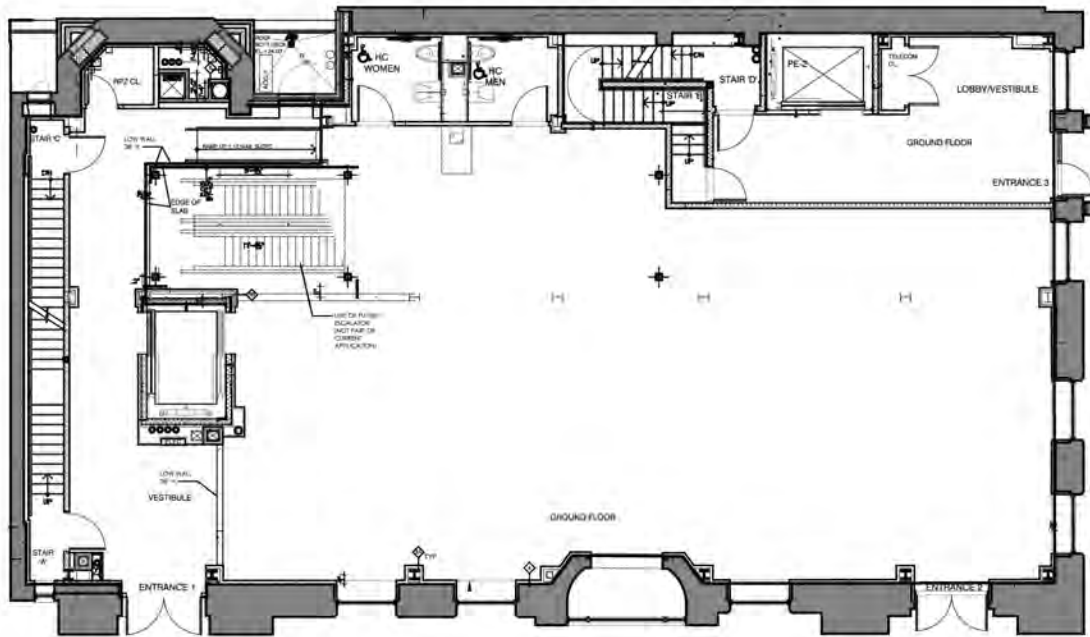
HELLER
ORGANIZATION

Joshua Singer
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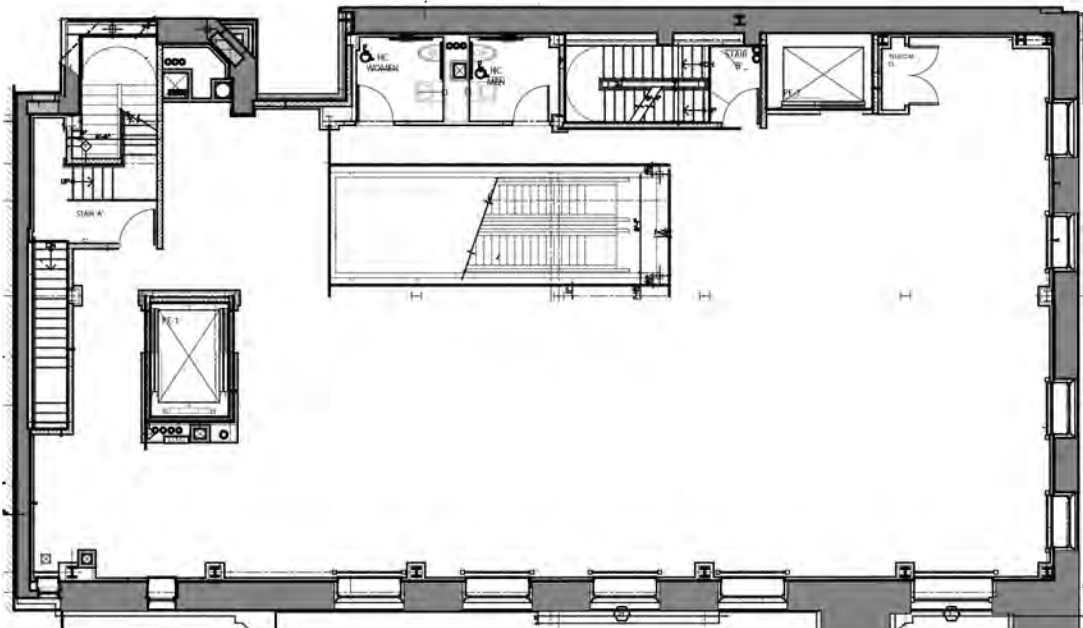
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GROUND FLOOR



EAST 125TH STREET

SECOND FLOOR



EAST 125TH STREET

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RETAIL SPACE FOR LEASE

FURTHER TO THE WEST:
GAP **blink FITNESS**
Capital One Bank **citibank**
McDonald's **H.M.**
ALDO **GameStop**
 Apollo Theater House of Hoops
 Jimmy Jazz ...and many more

STAPLES
Marshall's **DUNKIN' DONUTS** **CVS pharmacy**

Raymour & Flanigan
Burlington
VICTORIA'S SECRET
Bath & Body Works
TD Bank

WEST 126TH STREET

LENOX AVENUE

Red Rooster

STARBUCKS **at&t** **CHASE** **MOBILE** **RITE AID** **NEW YORK & COMPANY** **wework** **SHAKE SHACK** **TJ-MAXX** **BED BATH & BEYOND**

WEST 125TH STREET

COHENS **CITYMD** **SUBWAY** **HAR BLOC** **boost** **Harlem Furniture** **metroPCS**

5.1 million riders annually

New York Public Library

WEST 124TH STREET

FIFTH AVENUE

National Black Theatre

Promise Academy

Harlem Children's ZONE

Eatery

TACO BELL

Serengeti Kitchen 1st Stop Wireless

ups

R&G Brenner

EAST 126TH STREET

81-85 EAST 125TH STREET

MADISON AVENUE

DUNKIN' DONUTS

Info Center

Direct Print Inc.

PARK AVENUE

CHASE

MOORE'S

DUANEreade

IHOP

SUBWAY

DUNKIN' DONUTS

McDonald's

EAST 125TH STREET Metro-North Railroad

New Development

New Development

New Development

Redevelopment

Apple Bank

POPEYES

New Development

6.4 million riders annually

9.1 million riders annually

EAST 124TH STREET

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