

1761

PARK AVENUE EAST HARLEM, NYC

Corner of Park Avenue & East 122nd Street

COMMUNITY FACILITY FOR LEASE

APPROXIMATE SIZE

Ground Floor: 3,042 SF
Second Floor: 3,859 SF
Third Floor: 3,859 SF

ASKING RENT

~~\$35 PSF~~ Reduced
\$30 PSF

POSSESSION

August 2026

TERM

Negotiable

FRONTAGE

200 FT Wraparound

COMMENTS

- Prime corner location on Park Avenue at the base of a brand-new affordable housing development with 47-units
- Excellent visibility with large wraparound window frontage
- Private elevator for all 3 floors and can be shared via lobby for separate users
- Strong medical, educational, and community-oriented tenant base within the area in close proximity
- Philanthropic or Non Profit institutions without Sleeping Accommodations (Use Group 4A)

NEIGHBORS

NYC Health + Hospitals Carter • PS 79 Horan School
• New York College of Pediatric Medicine • The Good Good • Nylla • Marcus Garvey Park • Armonie Pizza Bistro • Chipotle • Taco Bell • Foodtown • Foot Locker

TRANSPORTATION



NOAM AZIZ

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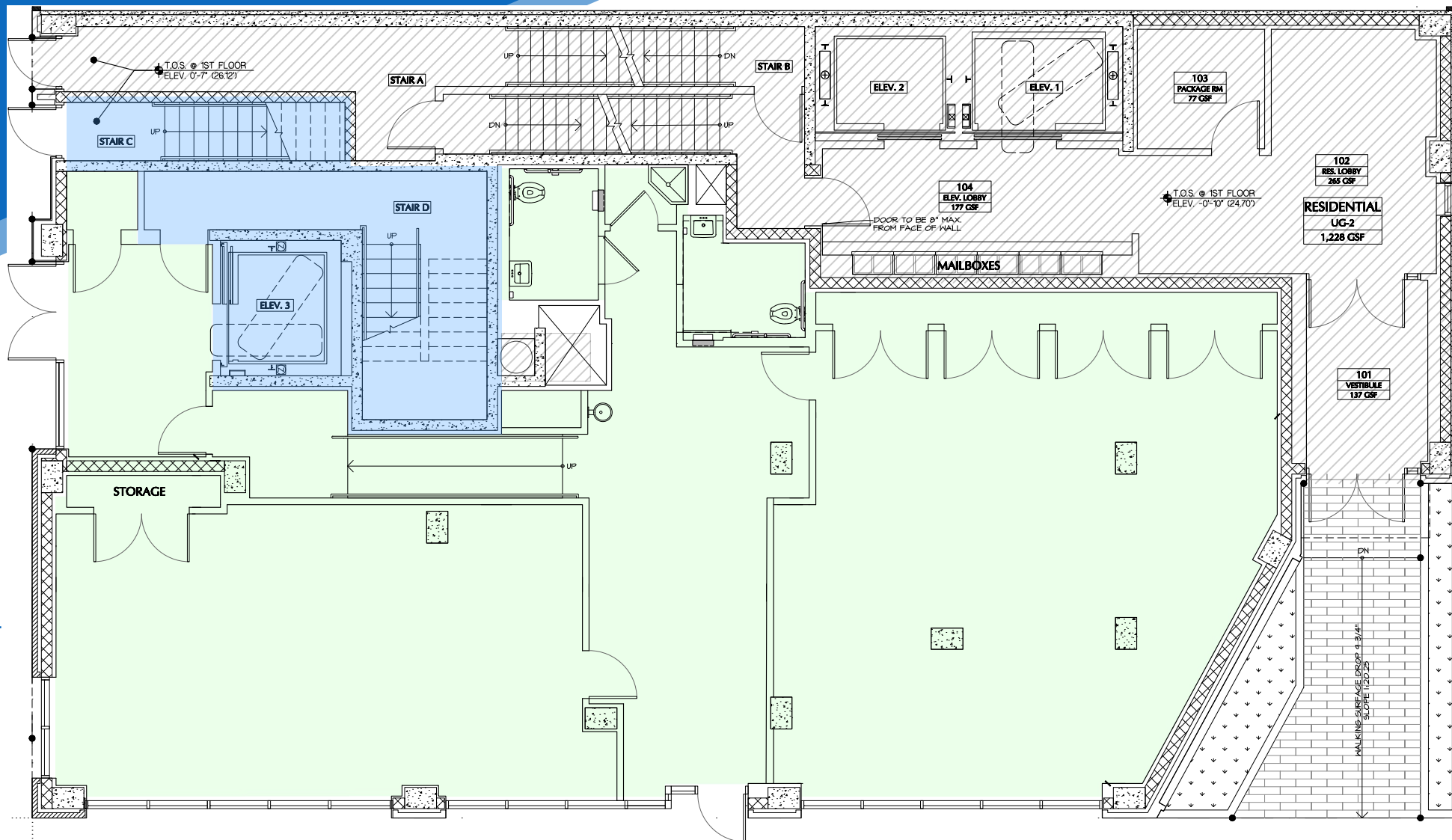
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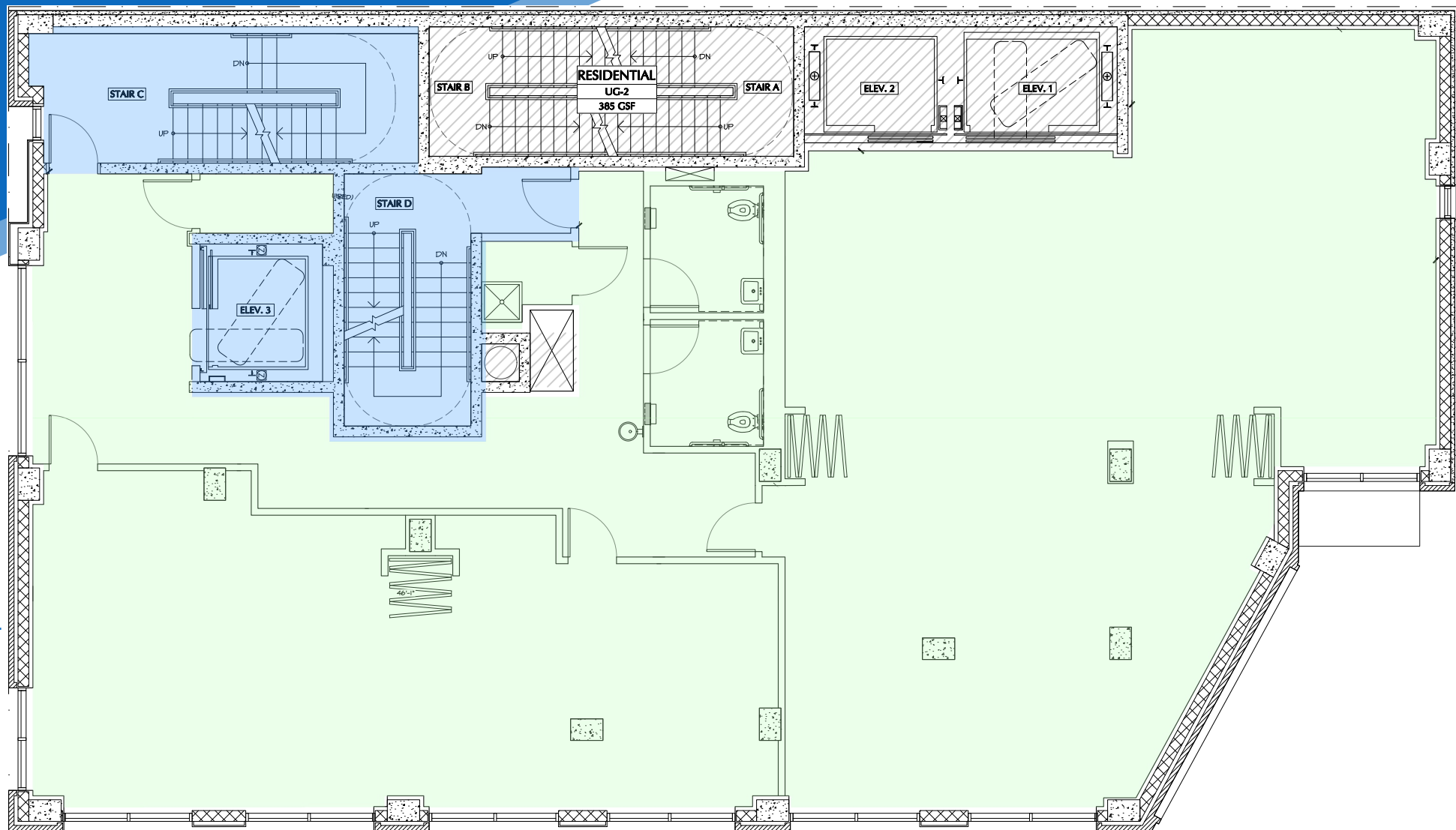
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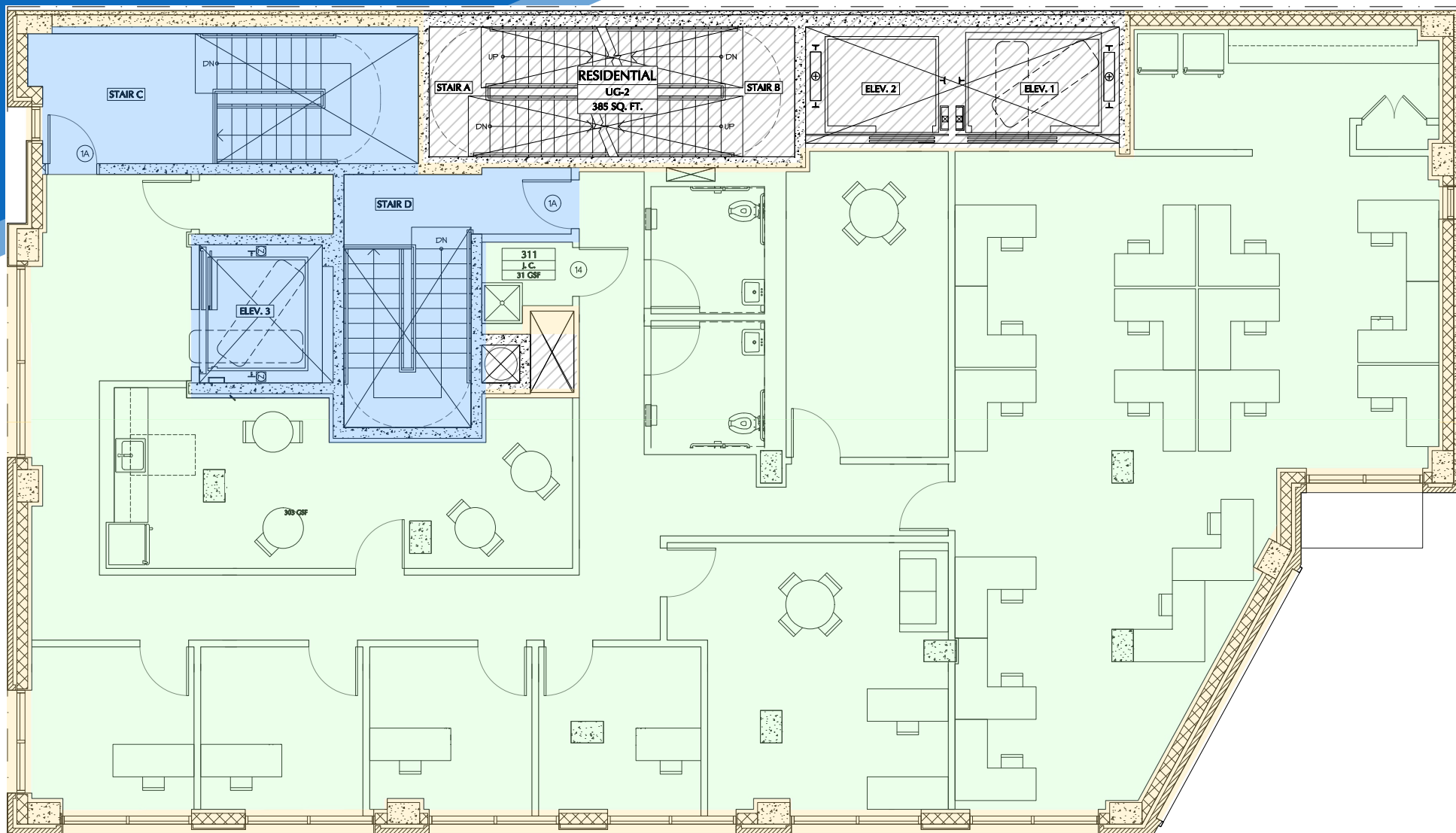


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CONCEPT SKETCH - SPACE TO BE DELIVERED IN WHITE-BOX CONDITION

FLOOR PLAN | THIRD FLOOR



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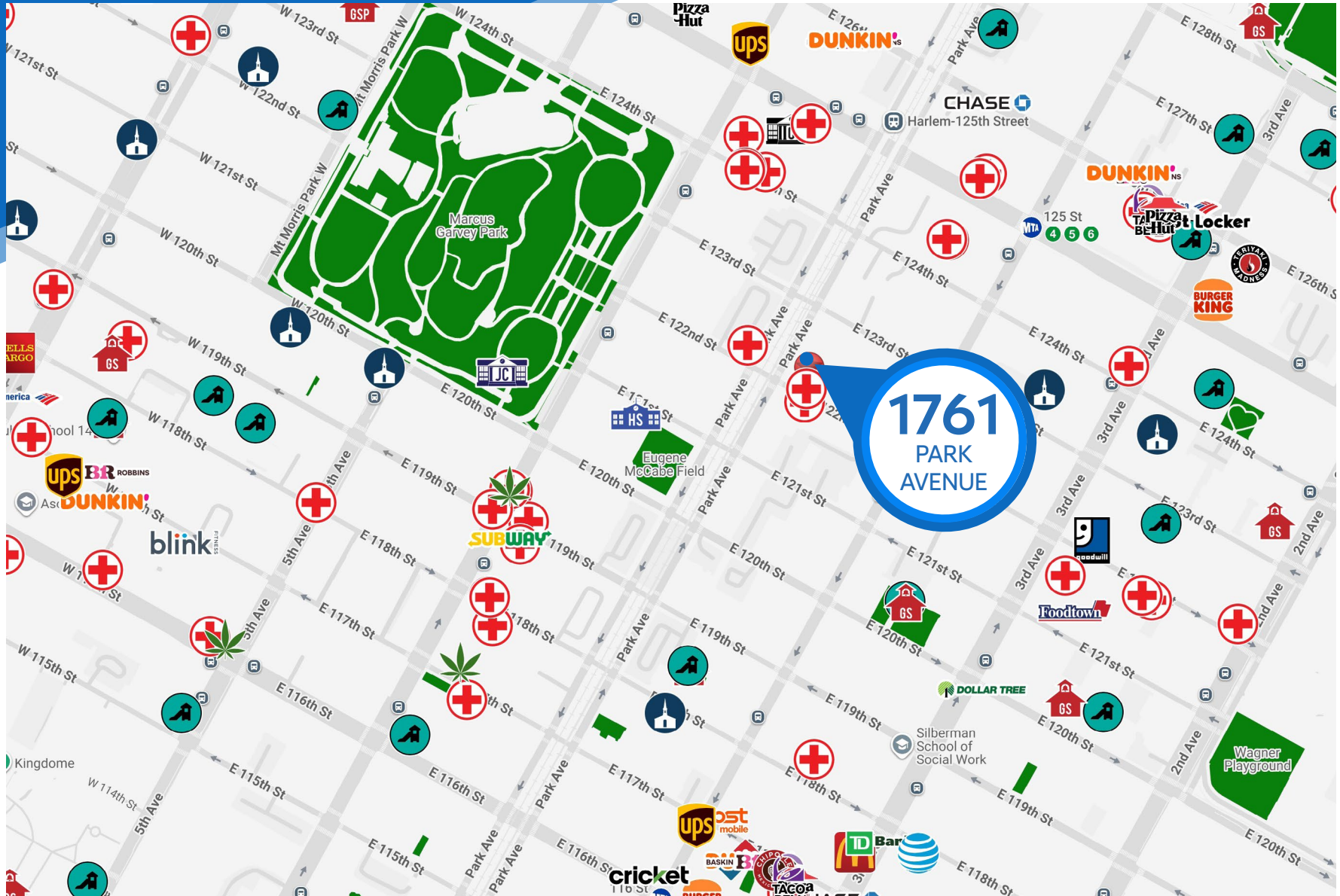
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