# 2183
## THIRD AVENUE
EAST HARLEM, NYC

Corner of Third Avenue & East 119th Street

RETAIL FOR LEASE




PROPERTY INFORMATION

**APPROXIMATE SIZE**
4,500 SF

**POSSESSION**
Immediate

**ASKING RENT**
$28,125/Month

**FRONTAGE**
125 FT Wraparound

**TERM**
Negotiable

**CEILING HEIGHT**
15 FT

**COMMENTS**

- Prime corner retail opportunity with excellent visibility
- Floor-to-ceiling windows providing additional exposure and natural light
- HVAC in place
- 5 ADA- compliant bathrooms in place
- Open layout suitable for a variety of commericial uses
- Generous free-rent package based on tenant buildout

**NEIGHBORS**

Go Donuts • Super Nice Coffee and Bakery • Mama's • Patsy's Pizzera • Polash • SkyBox Sports Bar • The Terrace • Azalea Cafe • Cantina Harlem • Subway • New Ivoire • Gigi's Doughnuts • Healthy Choice • Bistro Casa Azul

**TRANSPORTATION**

2 3 4 5 6


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MERIDIAN RETAIL LEASING

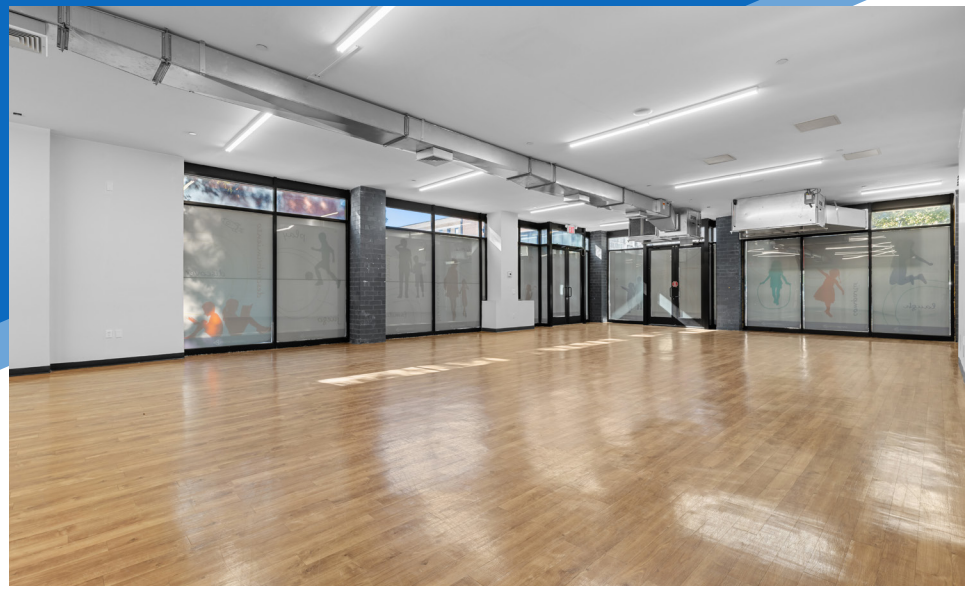

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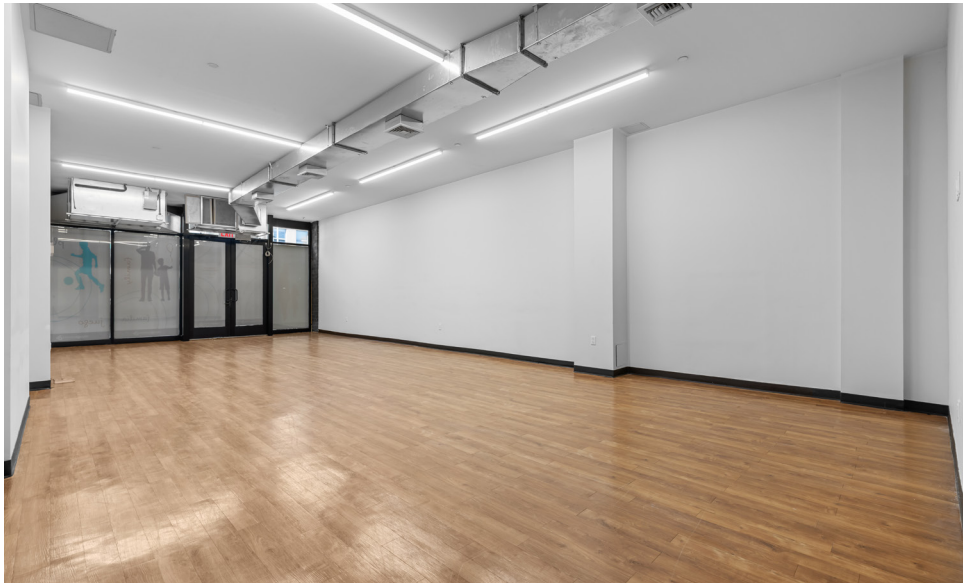
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INTERIOR










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