

227

EAST 105TH STREET EAST HARLEM, NYC

Between Second & Third Avenues

MEDICAL/OFFICE FOR LEASE

APPROXIMATE SIZE

2,800 SF + Full Basement

ASKING RENT

\$10,750/Month

POSSESSION

Immediate

TERM

5-10 Years

FRONTAGE

25 FT

COMMENTS

- Former medical space in a dense East Harlem location
- Double-height window frontage
- Directly across from Park East High School
- Seven private medical suites in place
- Motivated ownership group

NEIGHBORS

Duane Reade • Walgreens Pharmacy • Lauren Abrams, CNM • Diamant Erin C • Marcia Pharmacy • Plaza Dental • Eyes for U Optical • Chase Bank • Advanced Dental NYC Orthodontic & Pediatric • Drug Store Pharmacy • Beauty Bar NYC

TRANSPORTATION

6

NOAM AZIZ

Senior Director

212.468.5984

naziz@meridiancapital.com

DANIEL ZACAIM

Associate

212.468.5910

dzacaim@meridiancapital.com



CONCEPTUAL RENDERING



MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

227 EAST 105TH STREET
EAST HARLEM, NYC | Between Second and Third Avenues

MEDICAL/OFFICE FOR LEASE



INTERIOR

NOAM AZIZ
Senior Director
212.468.5984
naziz@meridiancapital.com

DANIEL ZACAIM
Associate
212.468.5910
dzacaim@meridiancapital.com



MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

227 EAST 105TH STREET
EAST HARLEM, NYC | Between Second and Third Avenues

MEDICAL/OFFICE FOR LEASE



INTERIOR

NOAM AZIZ
Senior Director
212.468.5984
naziz@meridiancapital.com

DANIEL ZACAIM
Associate
212.468.5910
dzacaim@meridiancapital.com

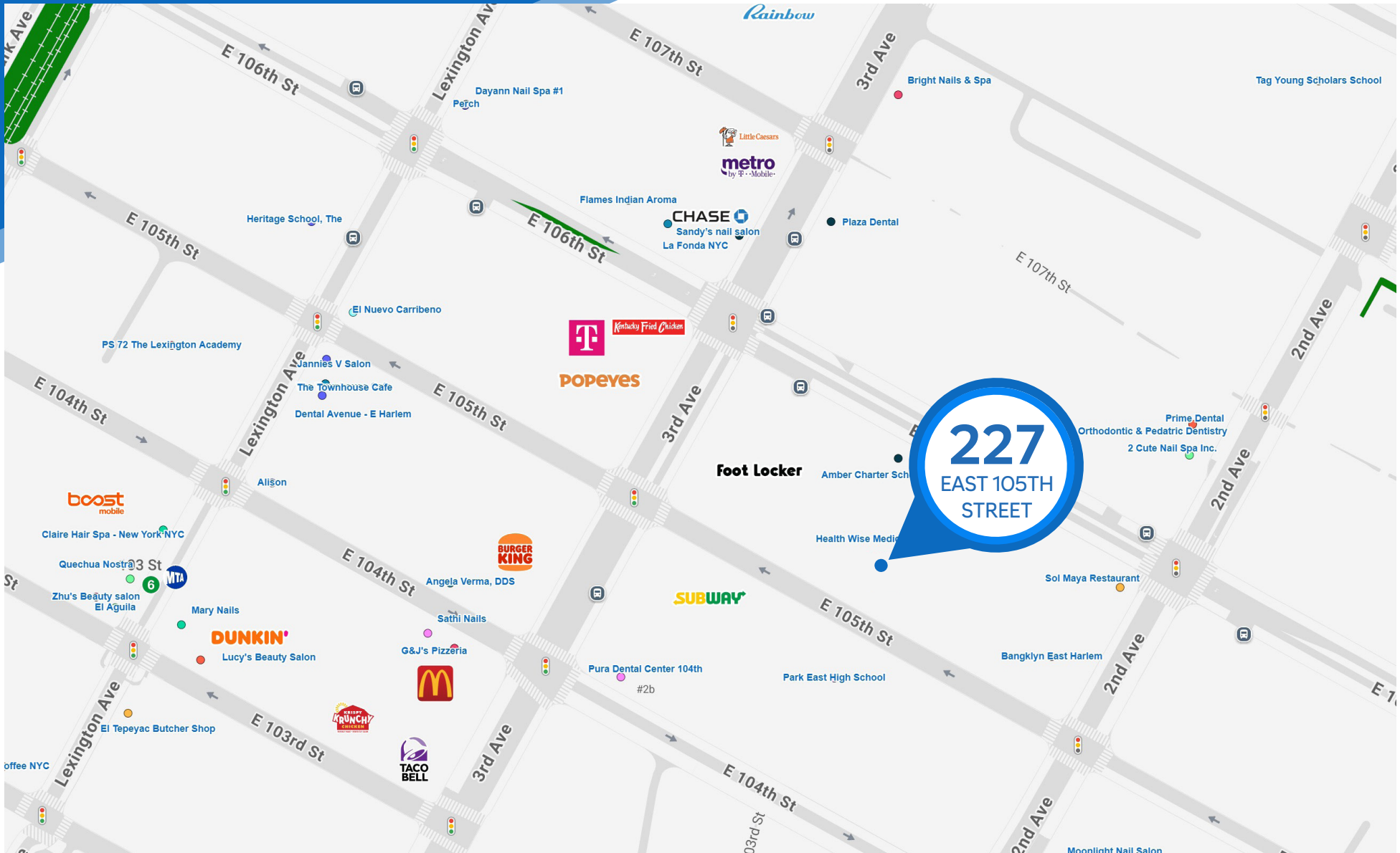


MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

227 EAST 105TH STREET
EAST HARLEM, NYC | Between Second and Third Avenues

MEDICAL/OFFICE FOR LEASE



NEIGHBORS

NOAM AZIZ
Senior Director
212.468.5984
naziz@meridiancapital.com

DANIEL ZACAİM
Associate
212.468.5910
dzacaim@meridiancapital.com



MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.