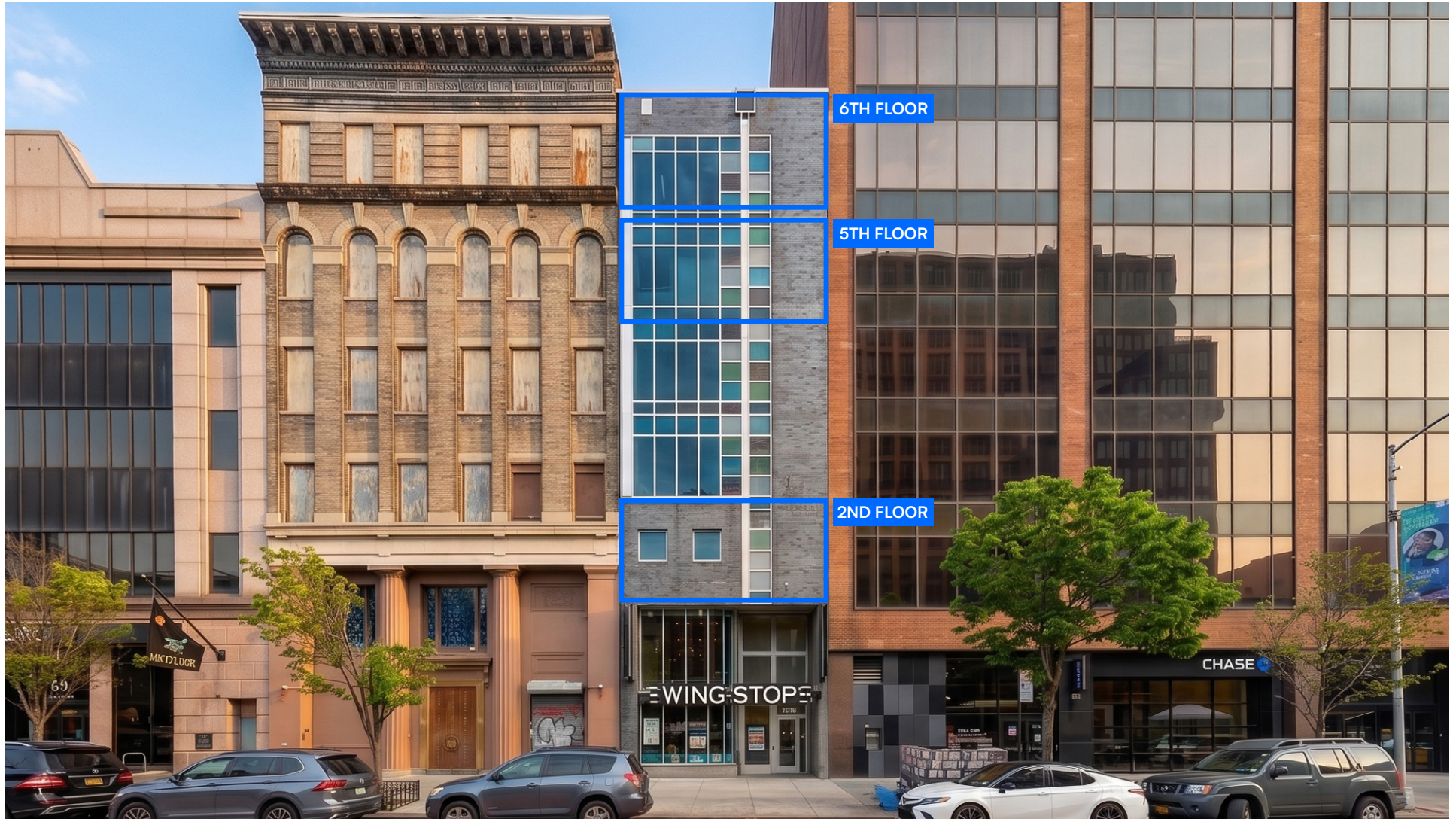


63 WEST 125TH STREET, NEW YORK, NY 10027

FOR LEASE

2,700 – 5,400 SF WHITE BOX OFFICE WITH TERRACE & EXPANSION POTENTIAL

Between Malcolm X Boulevard & 5th Avenue



SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

FIDAN HASANBAYLI
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TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the Harlem neighborhood of Manhattan.

SPACE DETAILS

- 3 Floors of Office Space Available
- White Box Condition
- Vacant Space
- Ceiling Heights: 13 FT
- Located Among National Retailers And Strong Co-Tenancy
- 2nd Floor: 2,700 SF + Terrace
- 5th Floor: 2,700 SF
- 6th Floor: 2,700 SF
- Opportunity To Combine 5th And 6th Floors

TRANSPORTATION

2 3 4 5 6 Trains at 125th Street

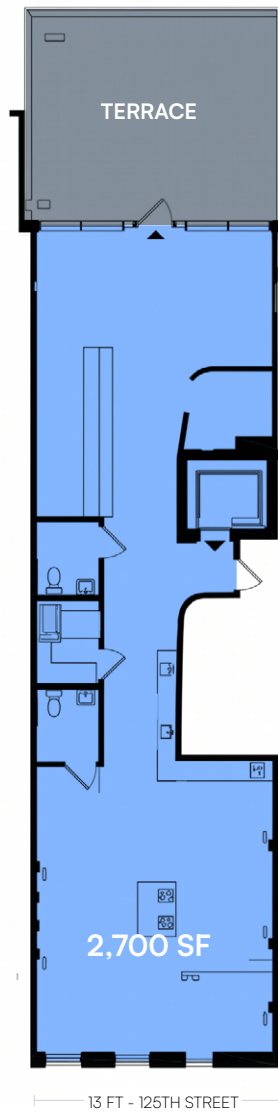
M7 M102 M125 M60-SBS M1 M101 Bus Lines

NEIGHBORS

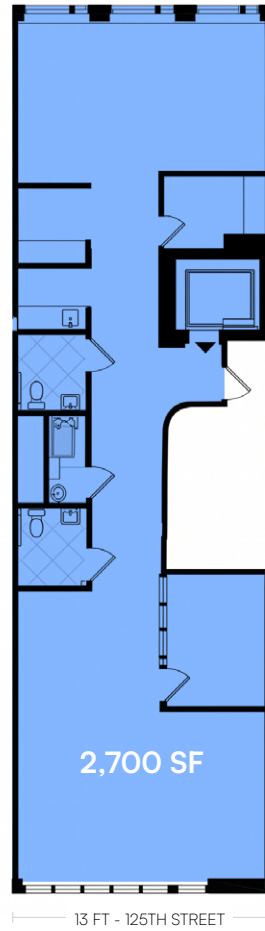
Starbucks, Nike, T-Mobile, Insomnia Cookies, Wells Fargo Bank, Carver Federal Savings Bank, Chase Bank, Wingstop, Chipotle Mexican Grill, Just Salad, Shake Shack, T.J. Maxx, Harlem Wine and Spirits, Boost Mobile, Checkers, AT&T Store, Golden Krust Caribbean Restaurant, Raymour & Flanigan Furniture and Mattress Store, Whole Foods Market, and more!



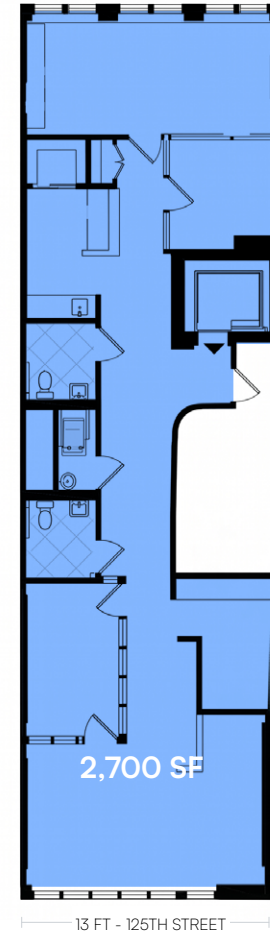
FLOOR PLANS



2ND FLOOR



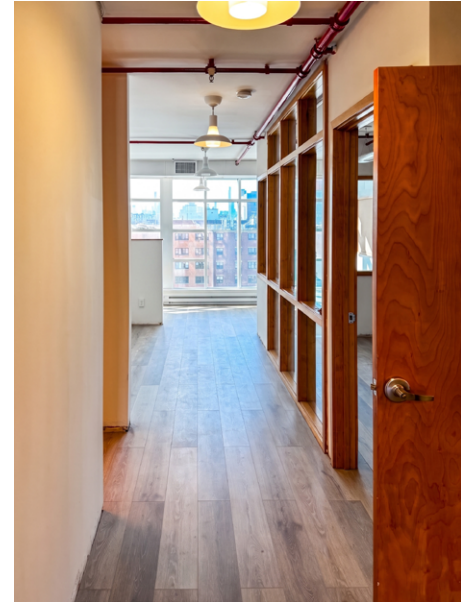
5TH FLOOR



6TH FLOOR

All square footages are approximate

PROPERTY PHOTOS



RETAIL MAP



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TSC.