

63 WEST 125TH STREET, NEW YORK, NY 10027

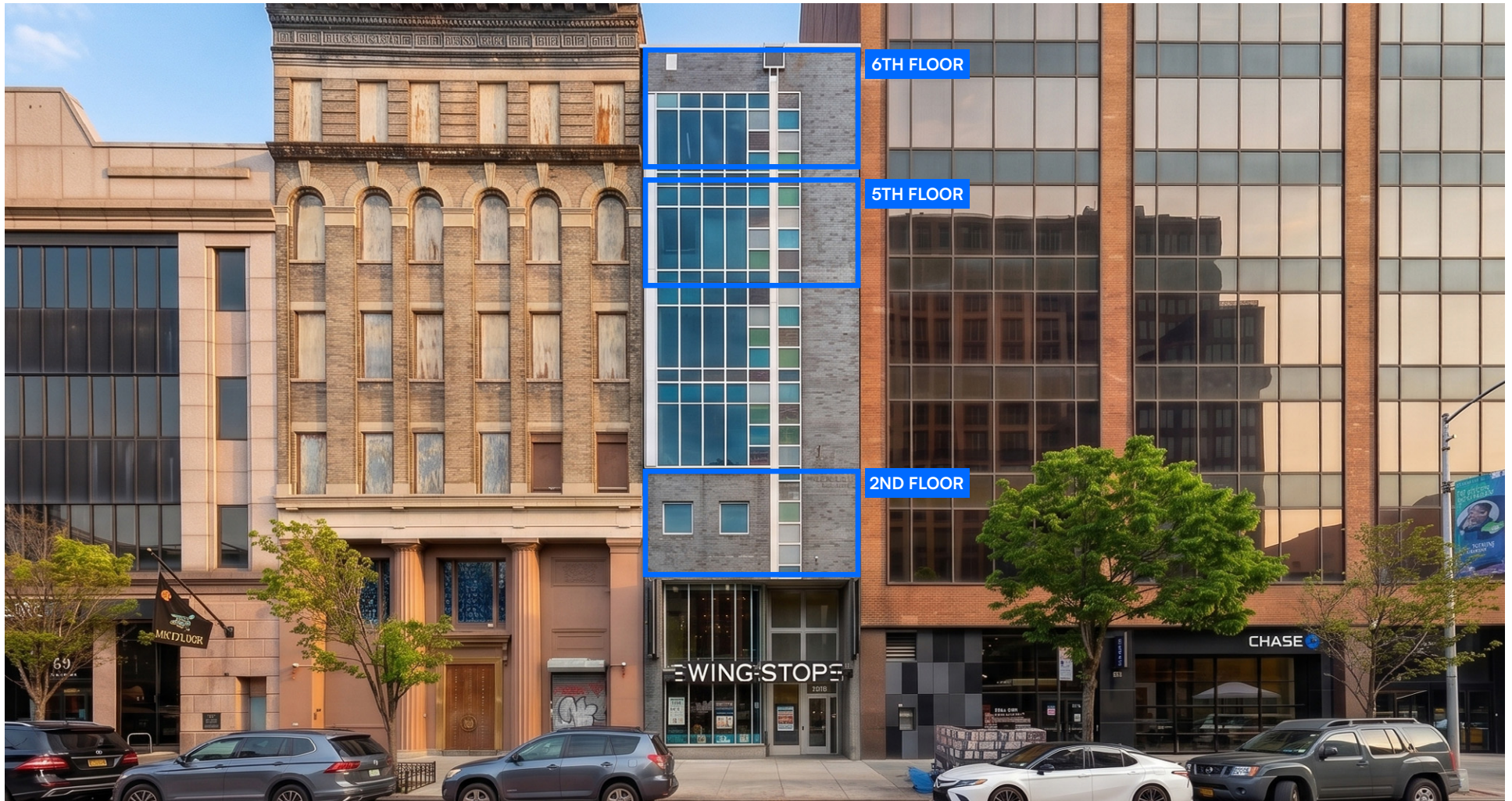
FOR LEASE

# 2,700 – 5,400 SF

## PRIME HARLEM: 3 FLOORS AVAILABLE

2ND FLOOR IDEAL FOR OFFICE/RETAIL USE, LIKE NAIL SALON OR BEAUTY SCHOOL

Between Malcolm X Boulevard & 5th Avenue



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## PROPERTY SUMMARY

### LOCATION

Located in the Harlem neighborhood of Manhattan.

### SPACE DETAILS

- 3 Floors Of Office/Retail Space Available
- Move-In Ready
- Vacant
- Ceiling Heights: 13 FT
- Located Among National Retailers And Strong Co-Tenancy

### SPACES AVAILABLE

- 2nd Floor - Retail/Office: 2,700 SF + Terrace
- 5th Floor - Office: 2,700 SF
- 6th Floor - Office: 2,700 SF
- Opportunity To Combine 5th & 6th Floor Offices

### TRANSPORTATION

**2 3 4 5 6** Trains at 125th Street

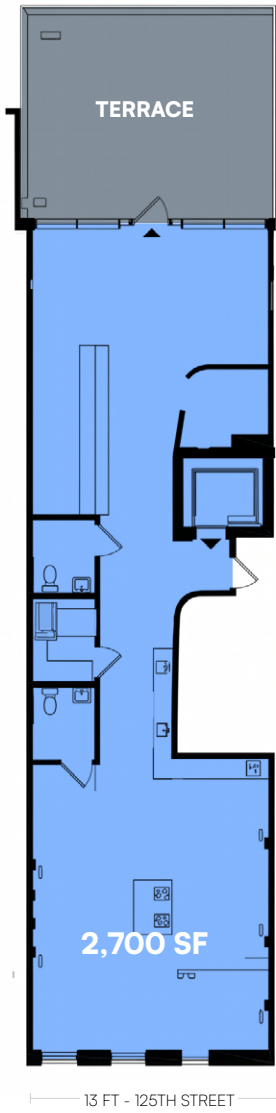
**M7 M102 M125 M60-SBS M1 M101** Bus Lines

### NEIGHBORS

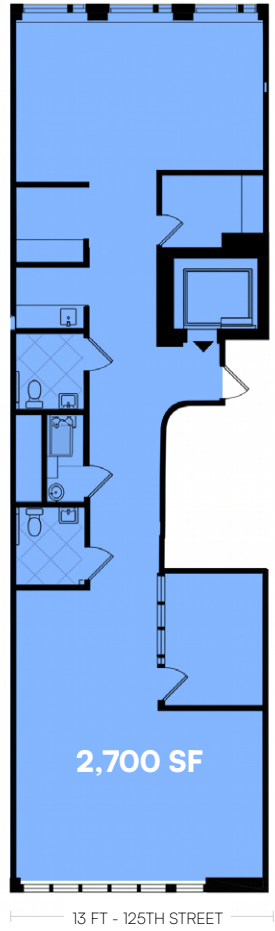
Starbucks, Nike, T-Mobile, Insomnia Cookies, Wells Fargo Bank, Carver Federal Savings Bank, Chase Bank, Wingstop, Chipotle Mexican Grill, Just Salad, Shake Shack, T.J. Maxx, Harlem Wine and Spirits, Boost Mobile, Checkers, AT&T Store, Golden Krust Caribbean Restaurant, Raymour & Flanigan Furniture and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



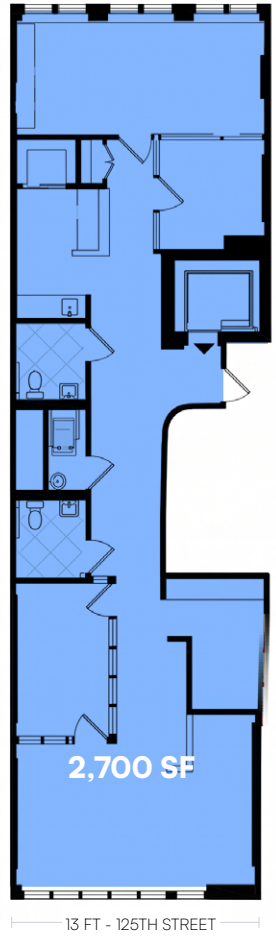
# FLOOR PLANS



**2ND FLOOR**



**5TH FLOOR**



**6TH FLOOR**

All square footages are approximate

# PROPERTY PHOTOS



# PROPERTY PHOTOS



5th Floor



5th Floor



5th Floor



5th Floor

# PROPERTY PHOTOS



6th Floor



6th Floor



6th Floor



6th Floor

# PROPERTY RENDERINGS



2nd Floor Nail Studio



2nd Floor Beauty School

# RETAIL MAP



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**TSC.**