

71 SAINT NICHOLAS AVENUE, NEW YORK, NY 10026

FOR LEASE

1,250 SF MOVE IN READY OFFICE SPACE

Between West 114th Street & West 113th Street



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TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the Harlem neighborhood of Manhattan.

SPACE DETAILS

- HVAC
- Sprinkler System In Place
- Move-in-ready Office Space
- Perfect for, but Not Limited to, Charter School, Daycare, and Community Facility Users!

TRANSPORTATION

2 **3** Trains at 116th Street

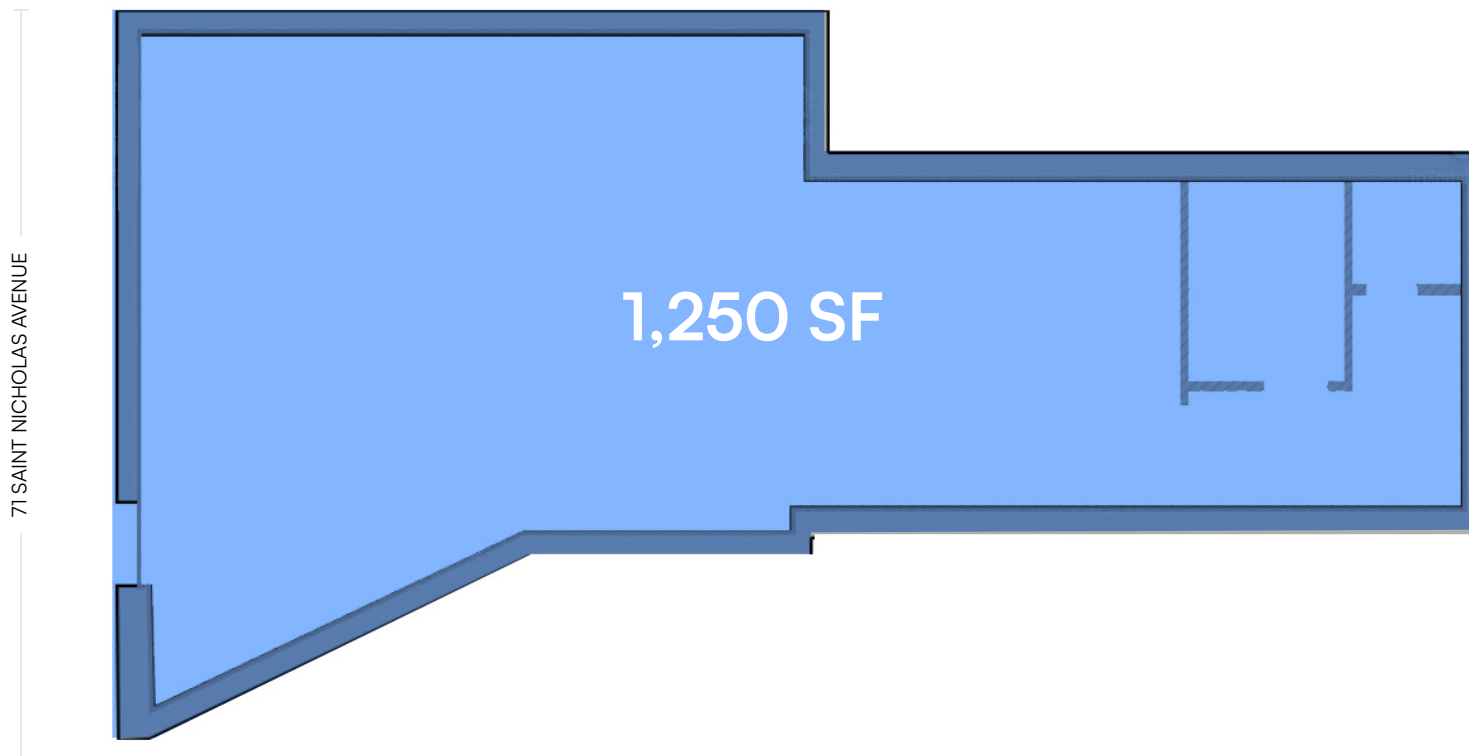
M2 M116 M7 M3 M4 M102 M10 Bus Lines

NEIGHBORS

KIAKOSMETIK SPA, DryClean NYC, Create Food Pantry, Harlem Heritage Tourism and Cultural Center, Baskin-Robbins, FlynnO'Hara Uniforms, Dunkin', Fit Theorem, Blink Fitness, Children's Aid: Milbank Health Center, Tropilyz 116th, Amy Ruth's, Melba's Restaurant, Cantina Taqueria & Tequila Bar, Citizens, Banfield Pet Hospital, and more!



FLOOR PLAN



All square footages are approximate

PROPERTY PHOTOS



PROPERTY RENDERINGS

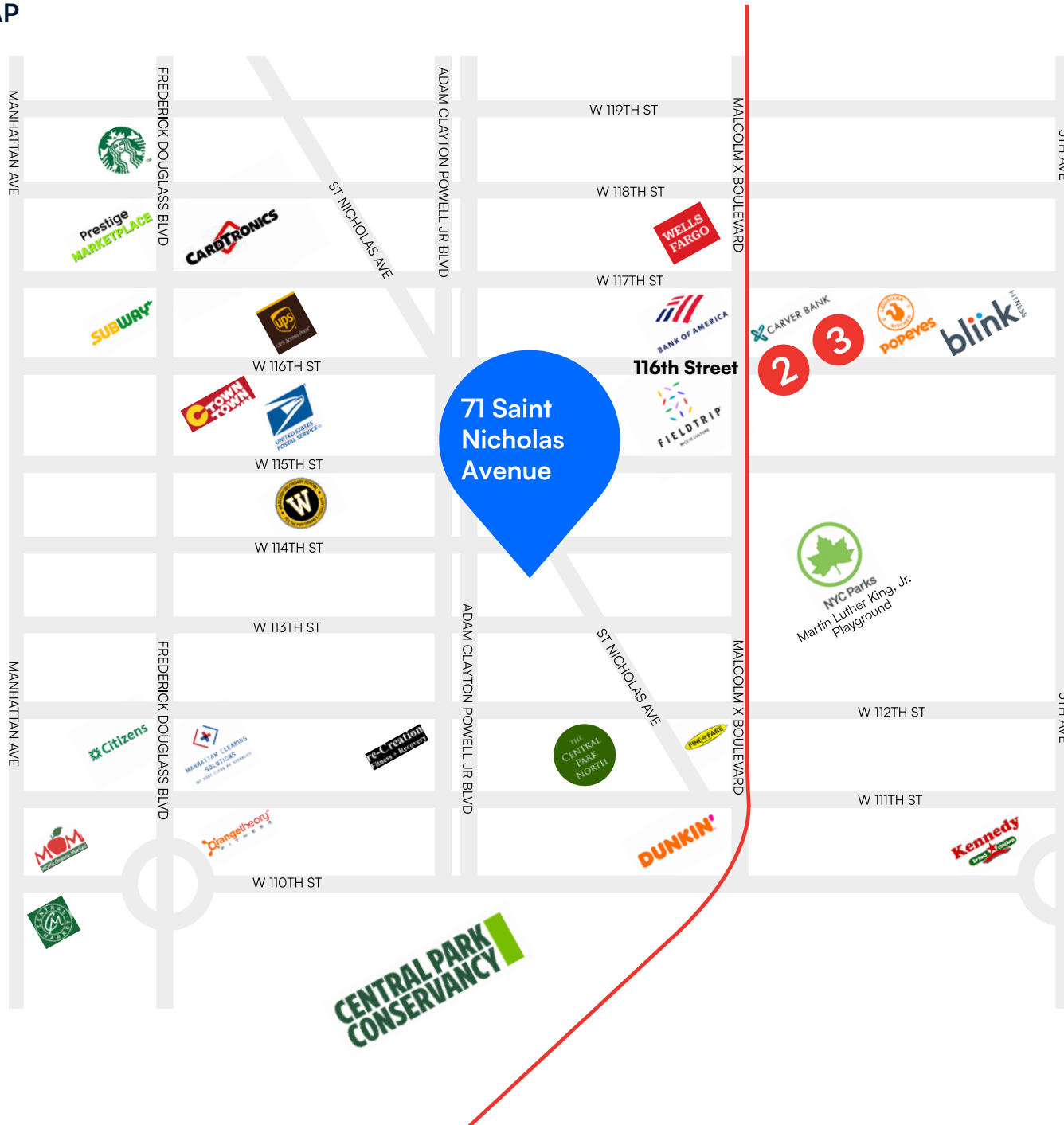


Daycare



Charter School

RETAIL MAP



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