

630

LENOX AVENUE

HARLEM, NYC

Between 141st & 142nd Streets

RETAIL FOR LEASE

APPROXIMATE SIZE

2,200 SF

ASKING RENT

\$6,500/Month

POSSESSION

Immediate

TERM

5-15 Years

COMMENTS

- At the base of Savoy Park, a 1,800-unit residential building in Harlem
- Entrances from both Lenox Avenue and building lobby
- Great for office and medical uses
- Steps from the 2,3 trains

NEIGHBORS

Key Food • Subway • Metro by T-Mobile
• McDonald's • Rent-A-Center • Boost
Mobile • Harlem Nights • Ponty Bistro

TRANSPORTATION



PROPERTY INFORMATION



JAMES FAMULARO
President

DANE HARLOWE
Director

212.468.5966
dharlowe@meridiancapital.com

SAMUEL MUKAMAL
Associate

212.468.5965
smukamal@meridiancapital.com

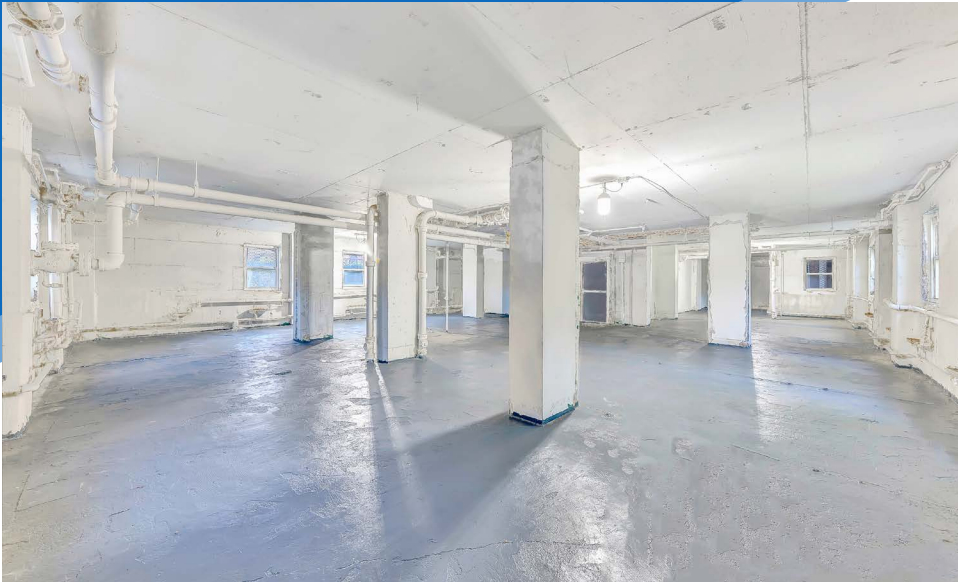


All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital 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.

630 LENOX AVENUE

HARLEM, NYC | Between 141st and 142nd Streets

RETAIL FOR LEASE



INTERIOR

JAMES FAMULARO
President

DANE HARLOWE
Director
212.468.5966
dharlowe@meridiancapital.com

SAMUEL MUKAMAL
Associate
212.468.5965
smukamal@meridiancapital.com



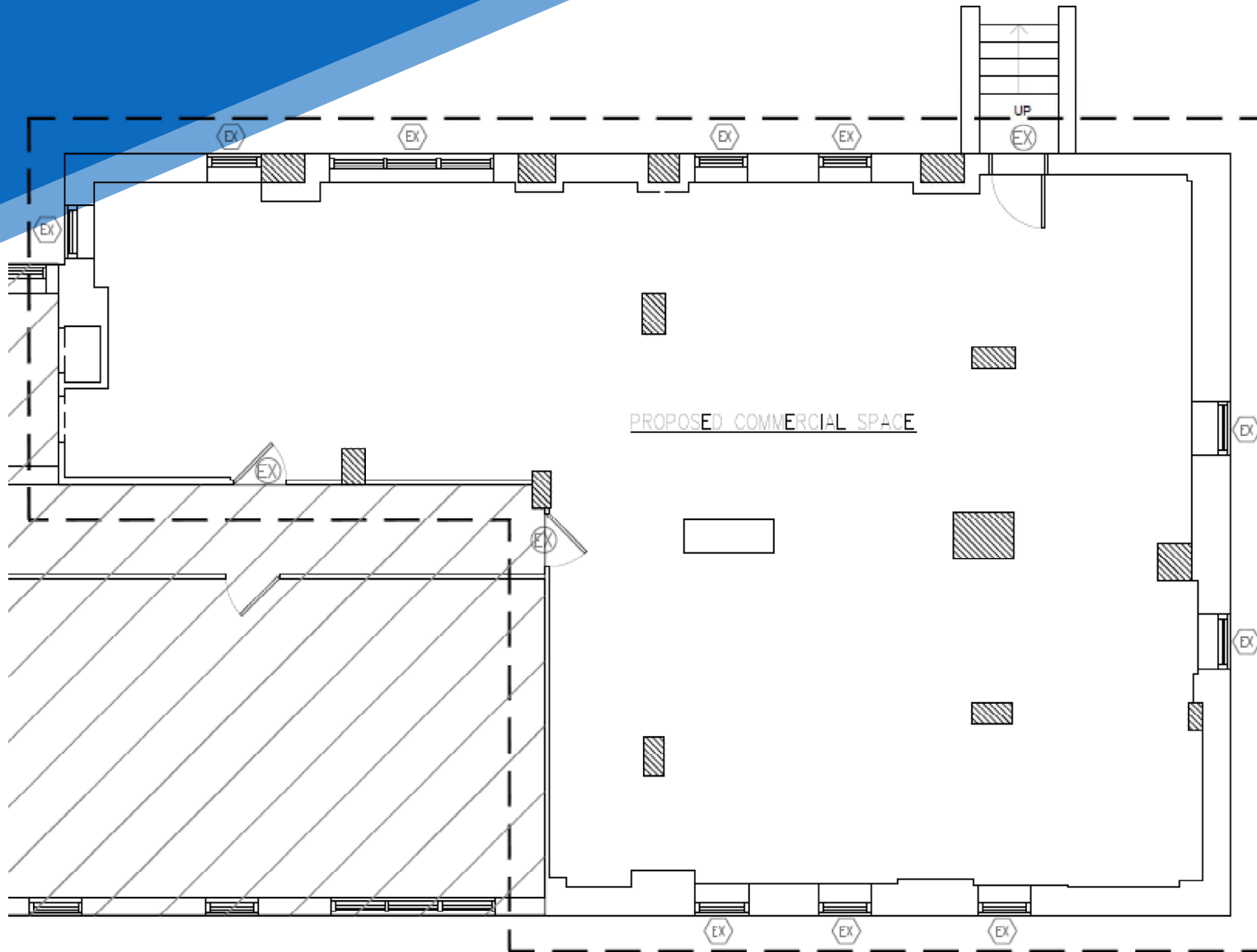
All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital 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.

630 LENOX AVENUE

HARLEM, NYC | Between 141st and 142nd Streets

RETAIL FOR LEASE

FLOOR PLAN



JAMES FAMULARO
President

DANE HARLOWE
Director
212.468.5966
dharlowe@meridiancapital.com

SAMUEL MUKAMAL
Associate
212.468.5965
smukamal@meridiancapital.com



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.

NEIGHBORS



JAMES FAMULARO
 President

DANE HARLOWE
 Director
 212.468.5966
 dharlowe@meridiancapital.com

SAMUEL MUKAMAL
 Associate
 212.468.5965
 smukamal@meridiancapital.com



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.