

# 204

**WEST 115<sup>TH</sup> STREET**  
HARLEM, NYC

Between Adam Clayton Powell Jr. and  
Frederick Douglass Boulevards

COMMUNITY FACILITY FOR LEASE

#### APPROXIMATE SIZE

Ground Floor: 3,389 SF  
Backyard: 1,500 SF

#### ASKING RENT

\$35 PSF

#### POSSESSION

Immediate

#### TERM

5-15 Years

#### FRONTAGE

10 FT

#### COMMENTS

- Turn-key childcare space; previously "Friends of the Children of New York"
- 3 classrooms and multiple offices
- 1,500 SF dedicated backyard space
- CO for Daycare (Use Group 3)
- Located directly next to Success Academy
- Close proximity to the 2,3,B,C trains with an annual ridership ~5,600,000
- All community facility uses accepted

#### NEIGHBORS

23 Winehouse Italian Bistro • Row House • Success Academy • Ginger's Pop-Up • Under Bar • Cantina • Dri Clean Depot • Atomic Wings • Opportunity Charter School • West Side Taekwondo

#### TRANSPORTATION



**JAMES FAMULARO**  
President

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RETAIL LEASING

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INTERIOR

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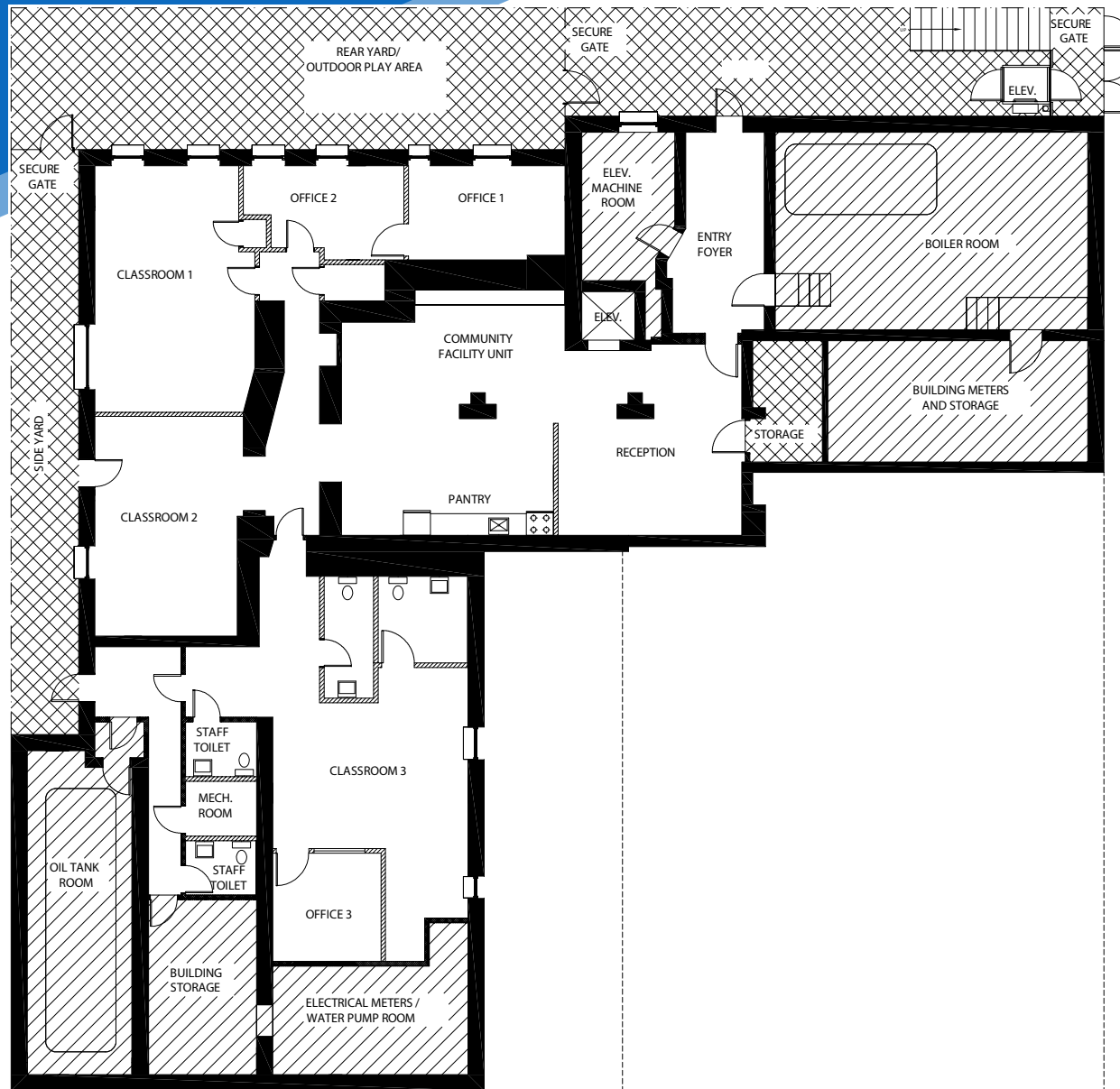
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FLOOR PLAN

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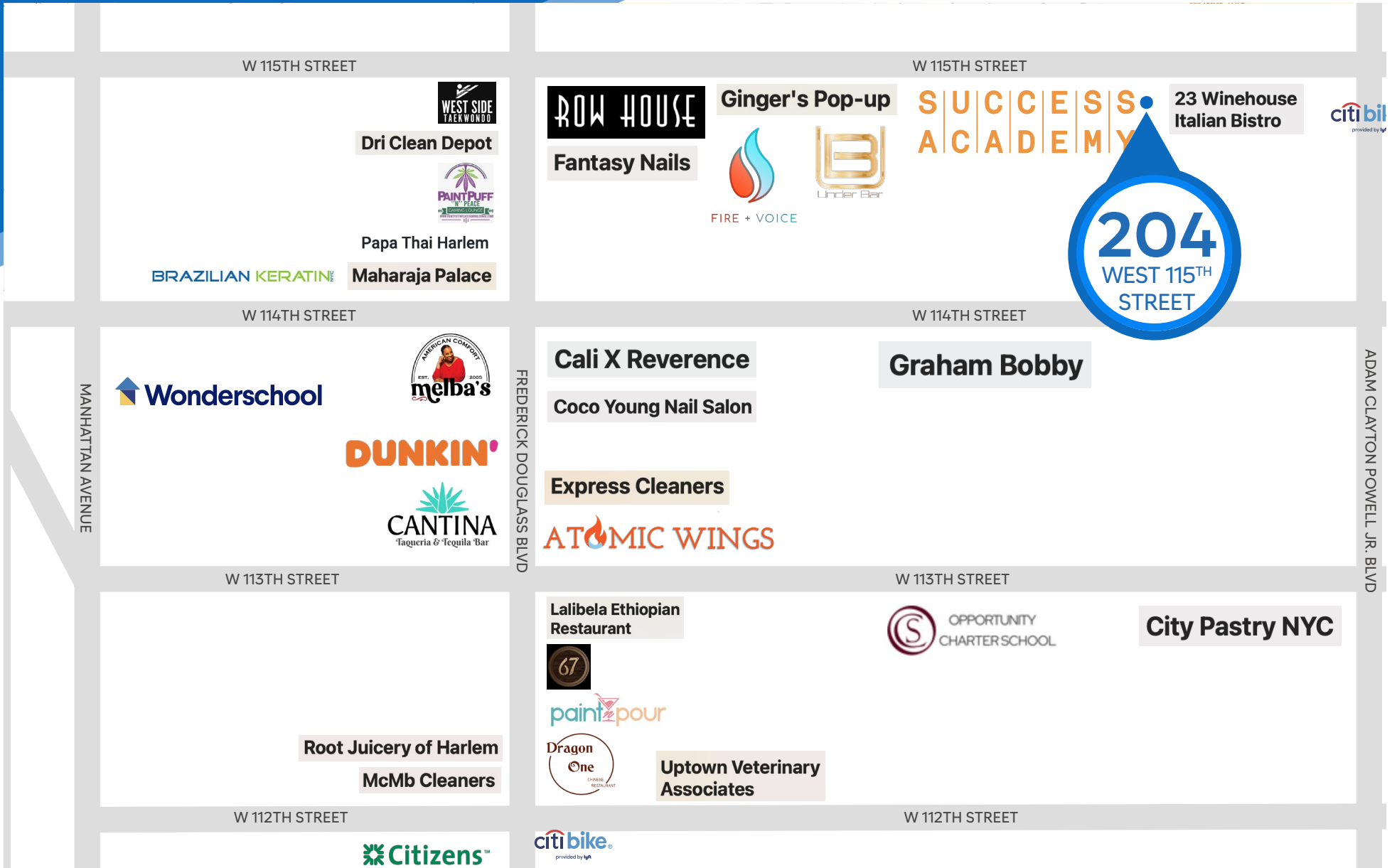
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