

# 300

**WEST 135<sup>TH</sup> STREET**  
HARLEM, NYC

Between Frederick Douglass Boulevard  
& St. Nicholas Avenue

RESTAURANT FOR LEASE

#### APPROXIMATE SIZE

1,693 SF

#### ASKING RENT

Upon Request

#### POSSESSION

Immediate

#### TERM

5-10 Years

#### FRONTAGE

50 FT

#### COMMENTS

- Former "Slutty Vegan" turn-key restaurant
- Fully equipped vented space with gas and hood
- At the base of a 169-residential building
- ADA compliant
- Ideal for QSR and other F&B uses
- High foot traffic 7-days-a-week
- Steps from the C & B subway stations

#### NEIGHBORS

Duane Reade • Chase • FedEx • Mommy's  
African Hair Braiding • Zipcar • Ice Man • Mott  
Hall High School • A Taste of Seafood • Harlem  
Children's Zone • Popeyes • Barbara's Flowers

#### TRANSPORTATION



**JAMES FAMULARO**

President

**NOAM AZIZ**

Director

212.468.5984

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**NATHAN SHABOT**

Associate

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RETAIL LEASING

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.



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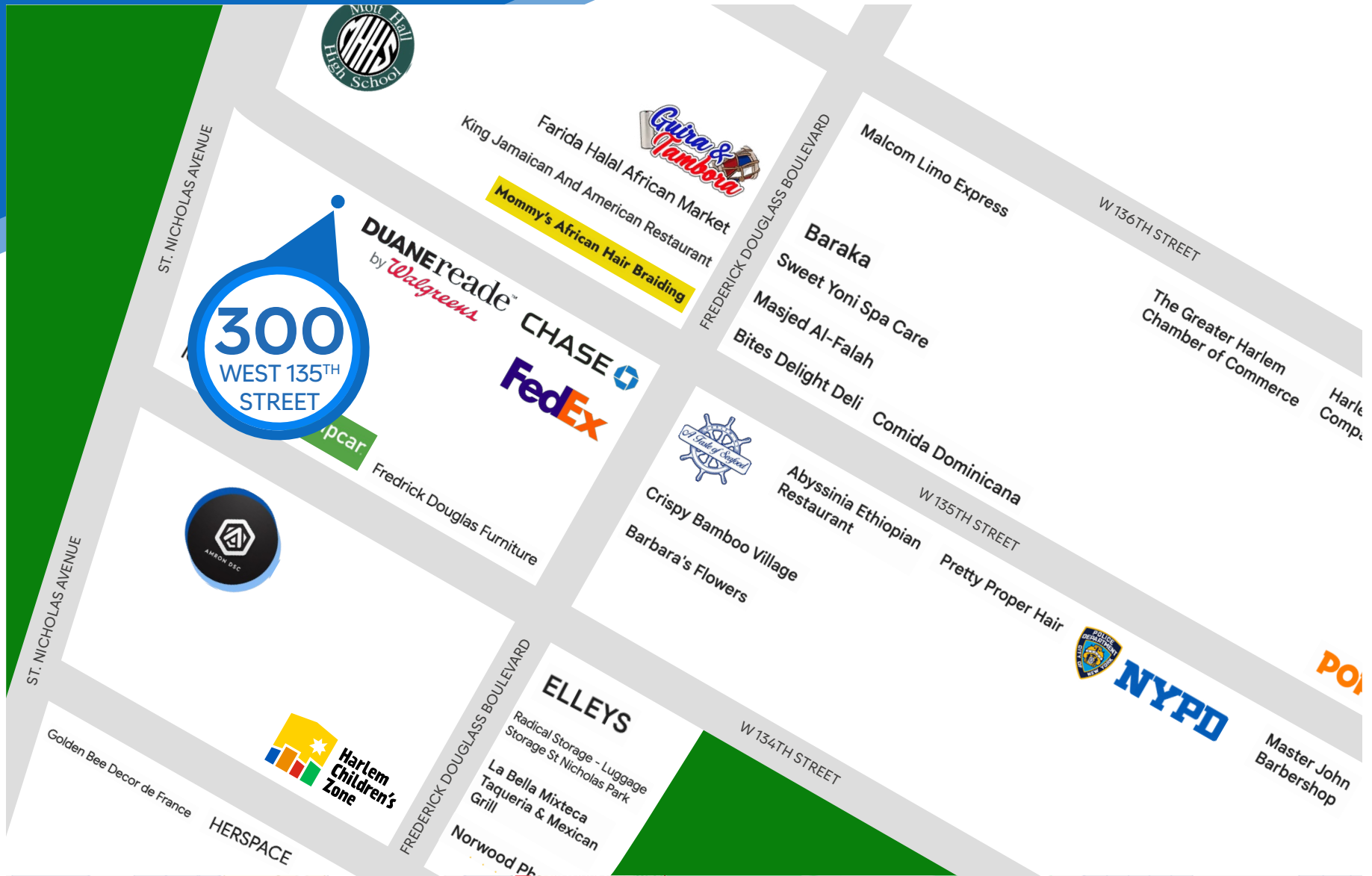


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