

# 411

## MANHATTAN AVENUE HARLEM, NYC

Corner of Manhattan Avenue & West 117<sup>th</sup> Street

RETAIL FOR LEASE

**APPROXIMATE SIZE**  
Ground Floor: 1,200 SF

**ASKING RENT**  
\$4,500/Month

**TERM**  
5-10 Years

**POSSESSION**  
Immediate

**FRONTAGE**  
60 FT Wraparound

### COMMENTS

- Built-out office
- 2 existing bathrooms
- Near Columbia University
- At the base of a 40-unit residential condo
- Floor-to-ceiling sliding doors, allowing for full sunlight

### NEIGHBORS

Dorothy's Petcare • 25/8 Sports Inc. • Frozen Mulatta's • Miss Jackie's Family Day Care • Look & Live Ministry • Superhet Coffee • Y-Not-Flooring • CJAM Consulting • Chabad of Harlem

### TRANSPORTATION



### NOAM AZIZ

Director  
212.468.5984  
naziz@meridiancapital.com

### ARIEL ILIAN

Associate  
212.468.5986  
ailian@meridiancapital.com



**MERIDIAN**  
RETAIL LEASING

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INTERIOR

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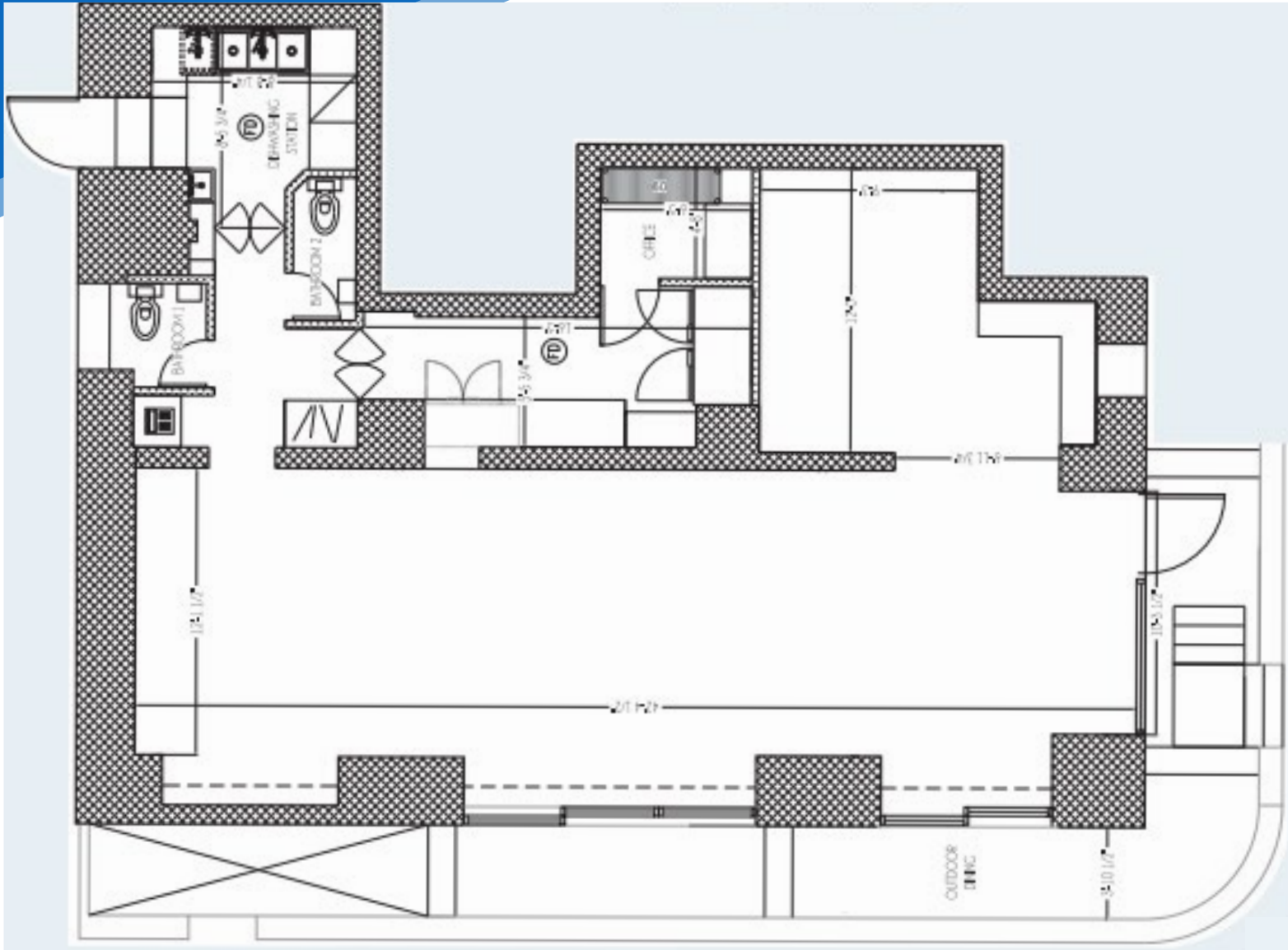
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FLOORPLAN



WEST 117<sup>TH</sup> STREET

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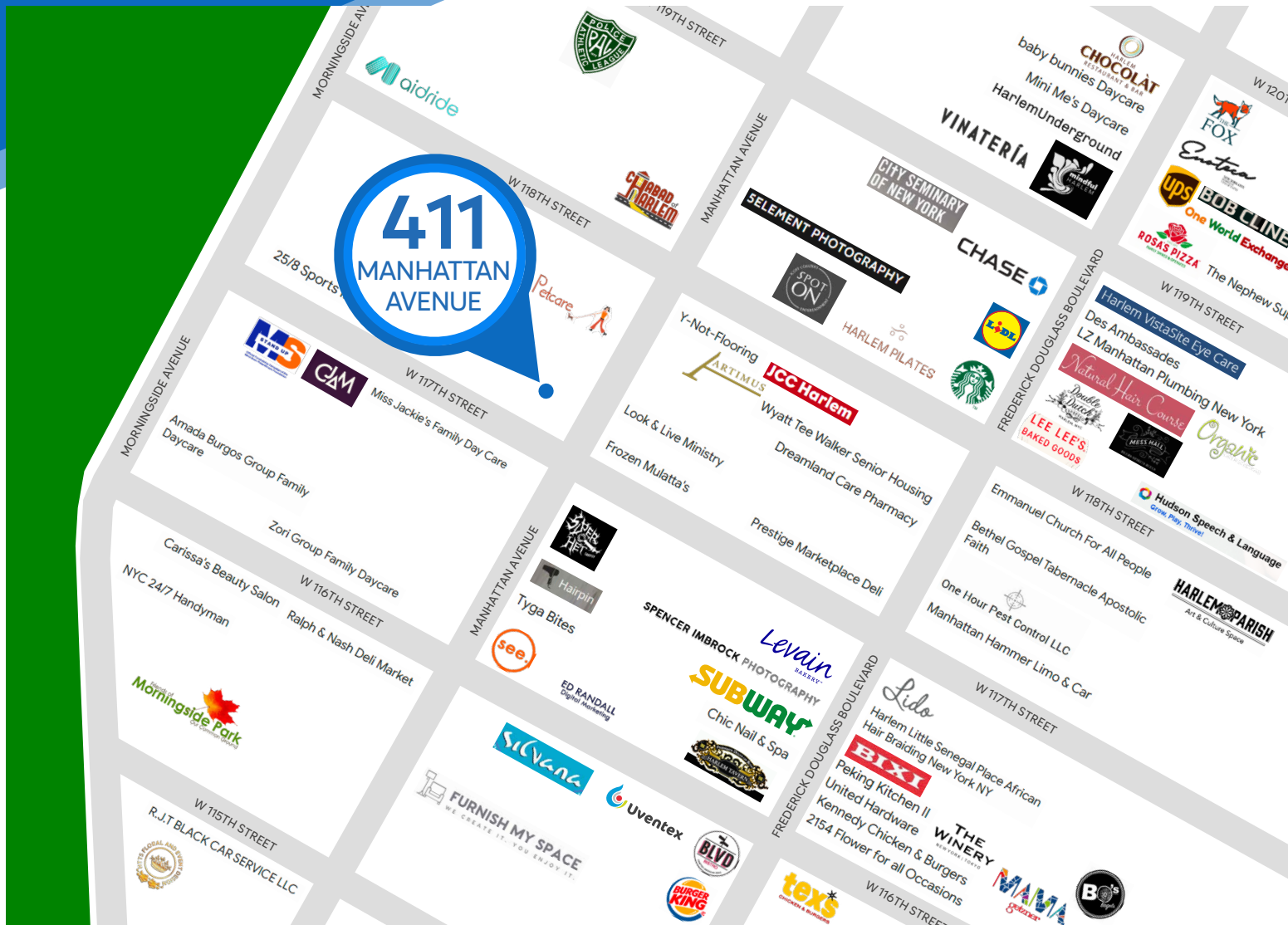
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