

# 1761

## PARK AVENUE EAST HARLEM, NYC

Corner of Park Avenue & East 122<sup>nd</sup> Street

COMMUNITY FACILITY FOR LEASE

### APPROXIMATE SIZE

Ground Floor: 3,042 SF  
Second Floor: 3,859 SF  
Third Floor: 3,859 SF

### ASKING RENT

\$35 PSF

### POSSESSION

August 2026

### TERM

Negotiable

### FRONTAGE

200 FT Wraparound

### COMMENTS

- Prime corner location on Park Avenue at the base of a brand-new affordable housing development with 47-units
- Excellent visibility with large wraparound window frontage
- Private elevator for all 3 floors and can be shared via lobby for separate users
- Strong medical, educational, and community-oriented tenant base within the area in close proximity
- Philanthropic or Non Profit institutions without Sleeping Accommodations (Use Group 4A)

### NEIGHBORS

NYC Health + Hospitals Carter • PS 79 Horan School  
• New York College of Pediatric Medicine • The Good Good • Nylla • Marcus Garvey Park • Armonie Pizza Bistro • Chipotle • Taco Bell • Foodtown • Foot Locker

### TRANSPORTATION



**MTA** Metro-North Railroad



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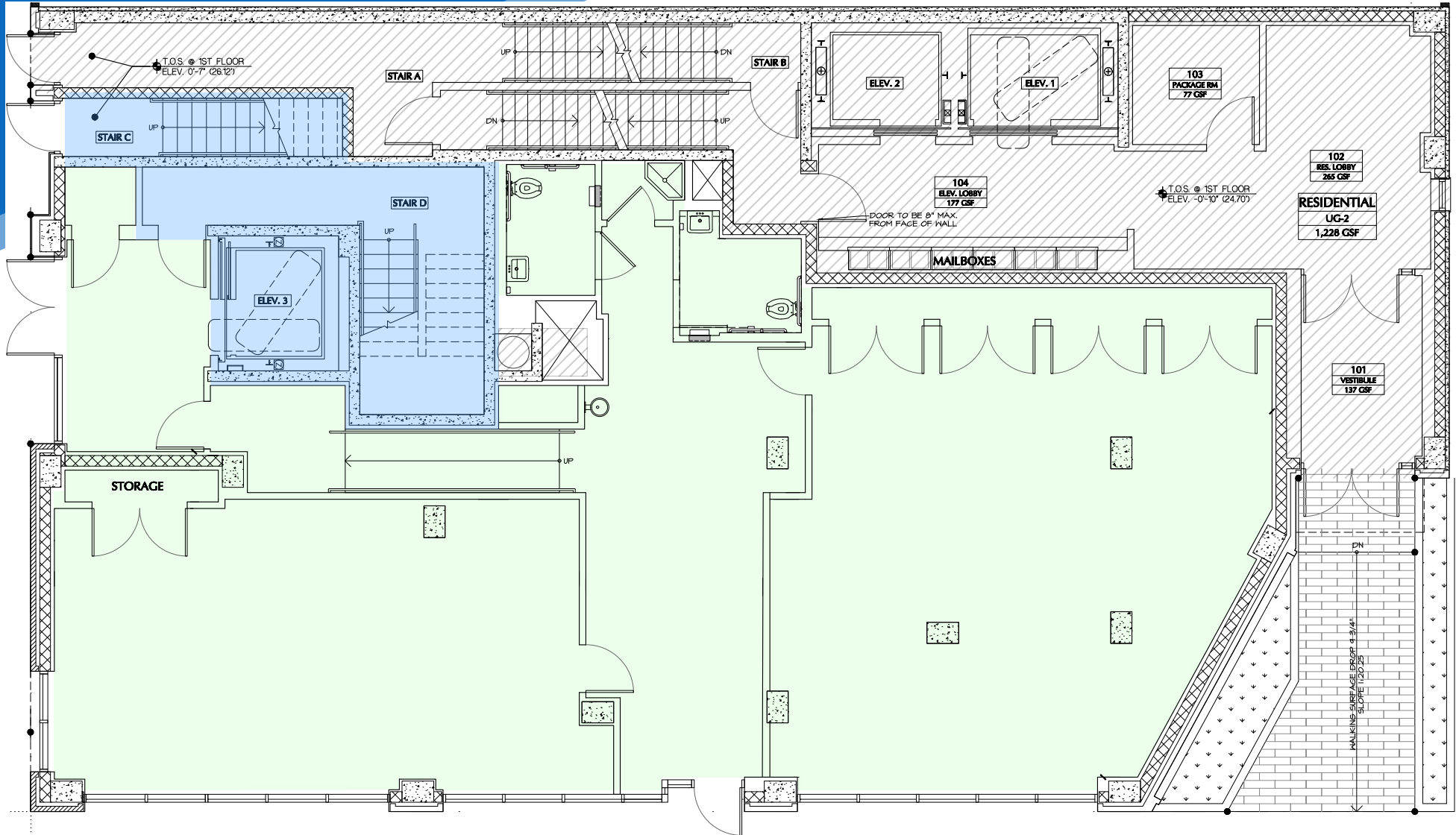
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FLOOR PLAN | GROUND FLOOR



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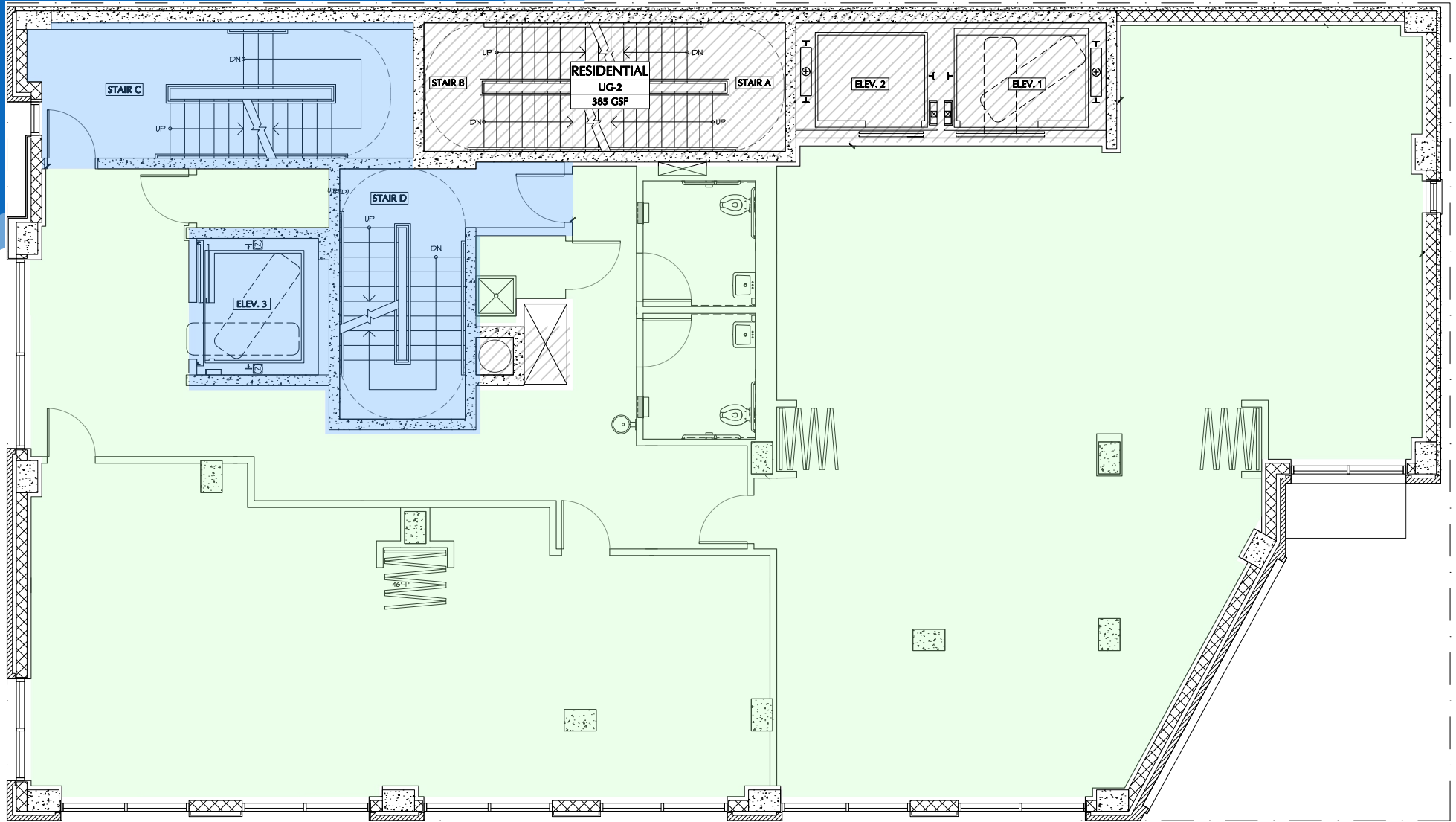
# 1761 PARK AVENUE

EAST HARLEM, NYC | Corner of Park Avenue and East 122<sup>nd</sup> Street

## COMMUNITY FACILITY FOR LEASE

CONCEPT SKETCH - SPACE TO BE DELIVERED IN WHITE-BOX CONDITION

FLOOR PLAN | SECOND FLOOR



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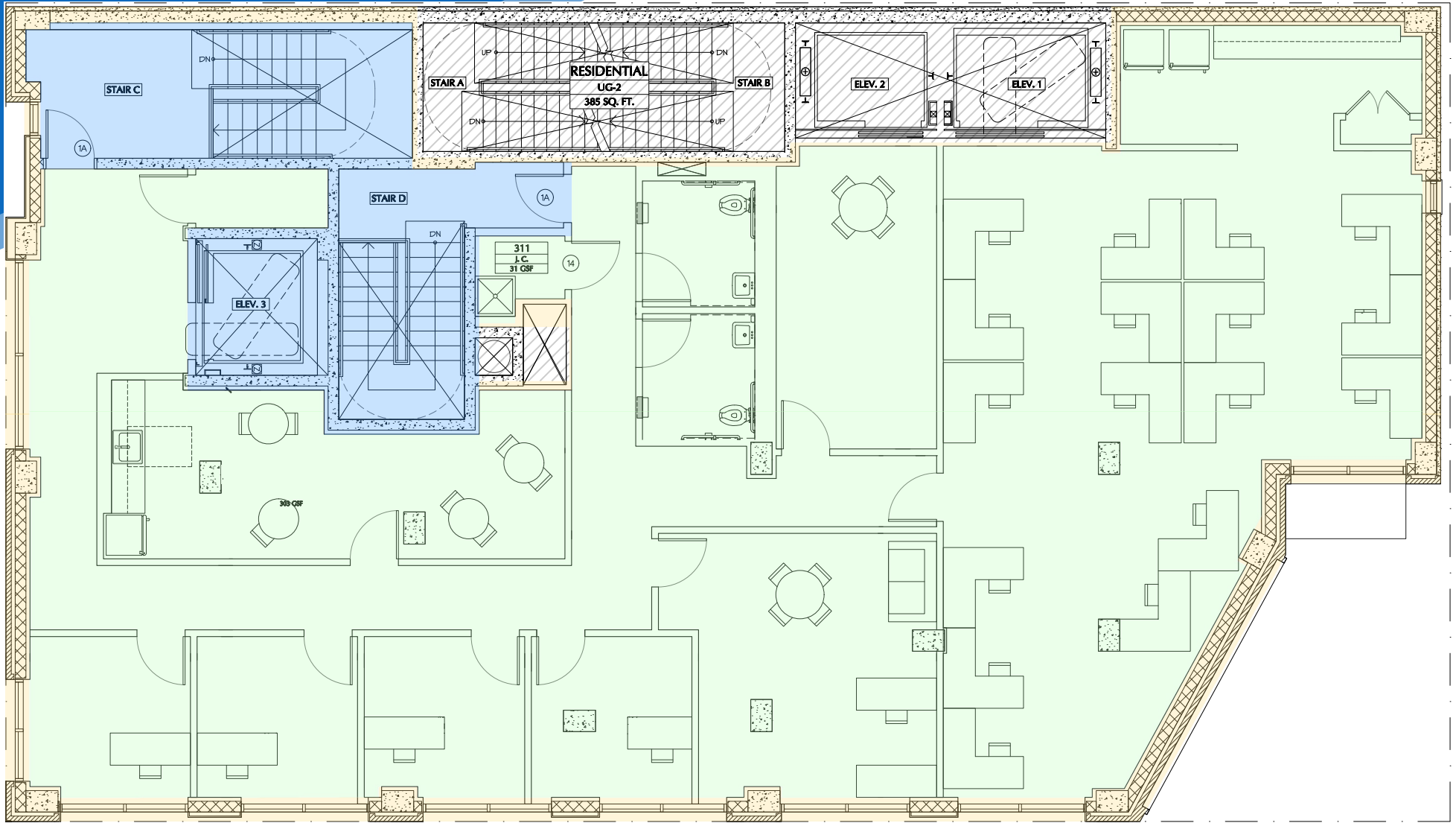
# 1761 PARK AVENUE

EAST HARLEM, NYC | Corner of Park Avenue and East 122<sup>nd</sup> Street

## COMMUNITY FACILITY FOR LEASE

CONCEPT SKETCH - SPACE TO BE DELIVERED IN WHITE-BOX CONDITION

FLOOR PLAN | THIRD FLOOR



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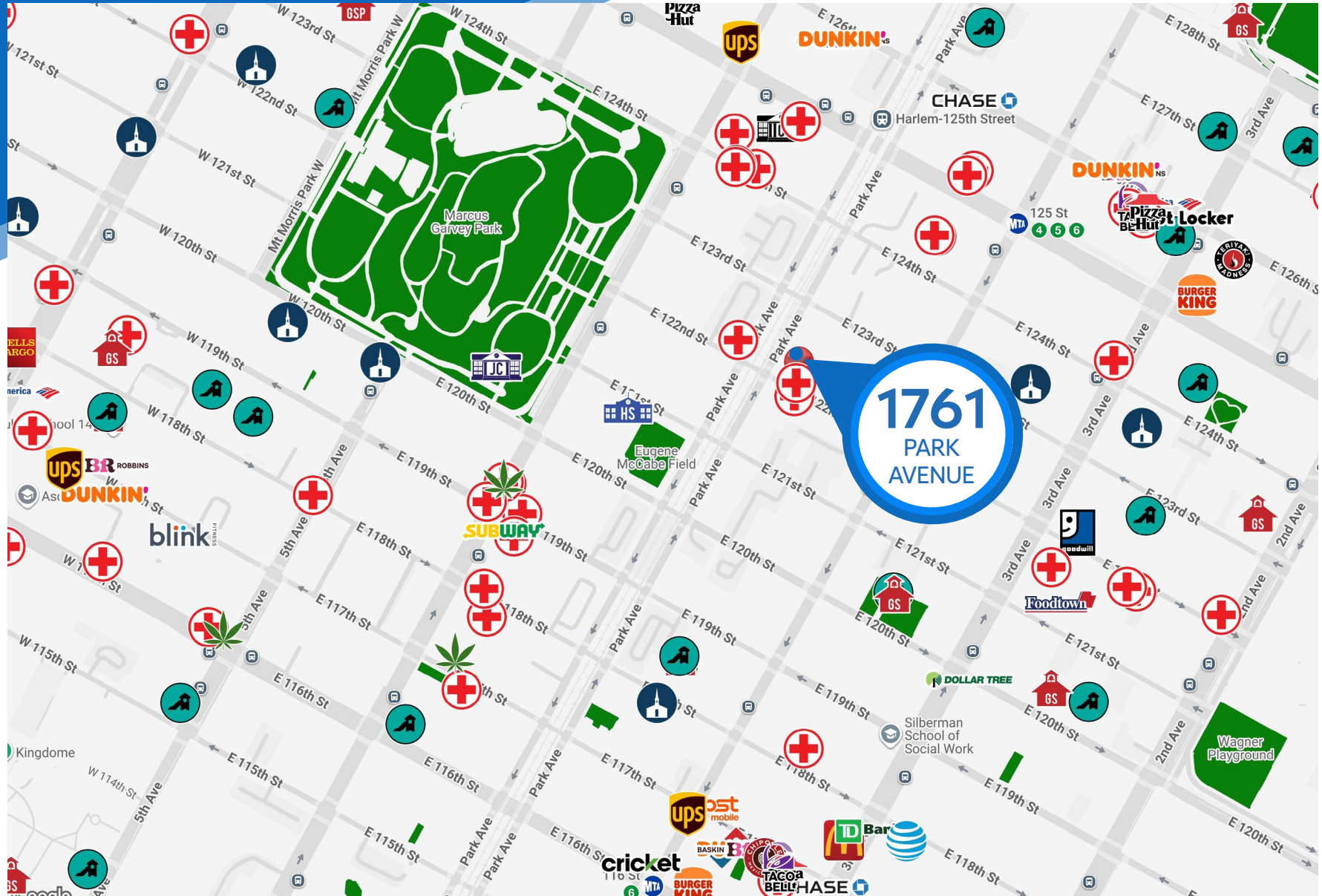
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