

270

WEST 135TH STREET HARLEM, NYC

Between Frederick Douglass & Adam Clayton Powell Jr. Boulevards

RETAIL/RESTAURANT FOR LEASE

APPROXIMATE SIZE

Space A:

Ground Floor: 500 SF (Basement Access)
Lower Level: 7,200 SF

Space B: 2,350 SF (Retail Ground Floor)

Space C: 2,100 SF (Retail Ground Floor)

ASKING RENT

Space A: \$45 PSF

Space B: \$65 PSF

Space C: \$65 PSF

POSSESSION

Q1 2027

TERM

Negotiable

FRONTAGE

Space A: 15 FT

Space B: 40 FT

Space C: 20 FT

COMMENTS

- Brand-new mixed-use development with 89-condo apartments
- Direct street access
- Space A basement accessible via elevator from the ground floor
- Space B & C can't be combined
- 15,000 SF daycare coming soon to the neighborhood
- Landlord open to TI, assisting with build-out, and economics
- Community-friendly uses preferred

NEIGHBORS

A Taste of Seafood • Foodtown • Askeya by Marion
• Dunkin' • Empire Restaurant • Subway • Just Smile Barbershop • Key Food • The YMCA

TRANSPORTATION

2 3

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Senior Director

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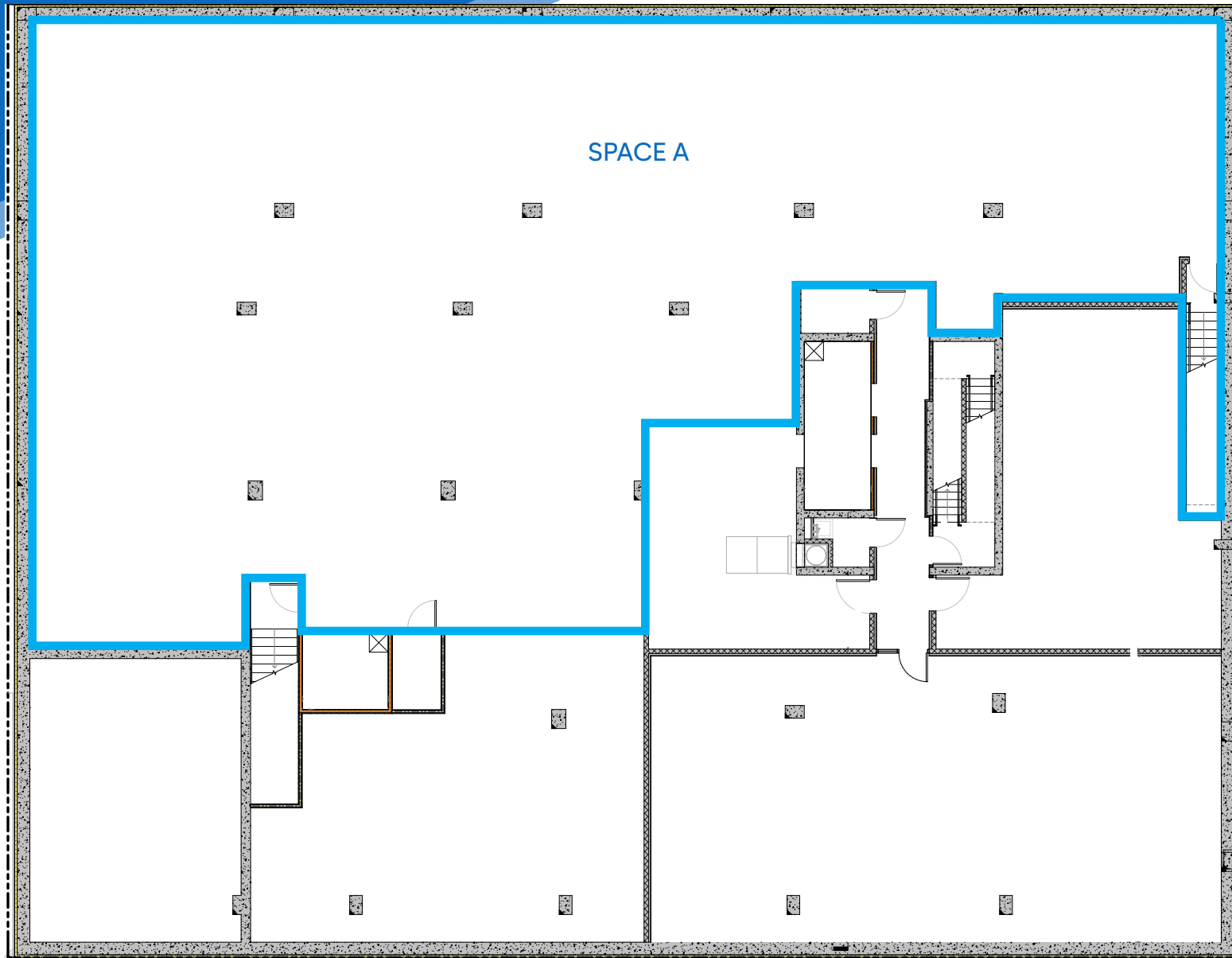
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RETAIL/RESTAURANT FOR LEASE

FLOOR PLAN | BASEMENT



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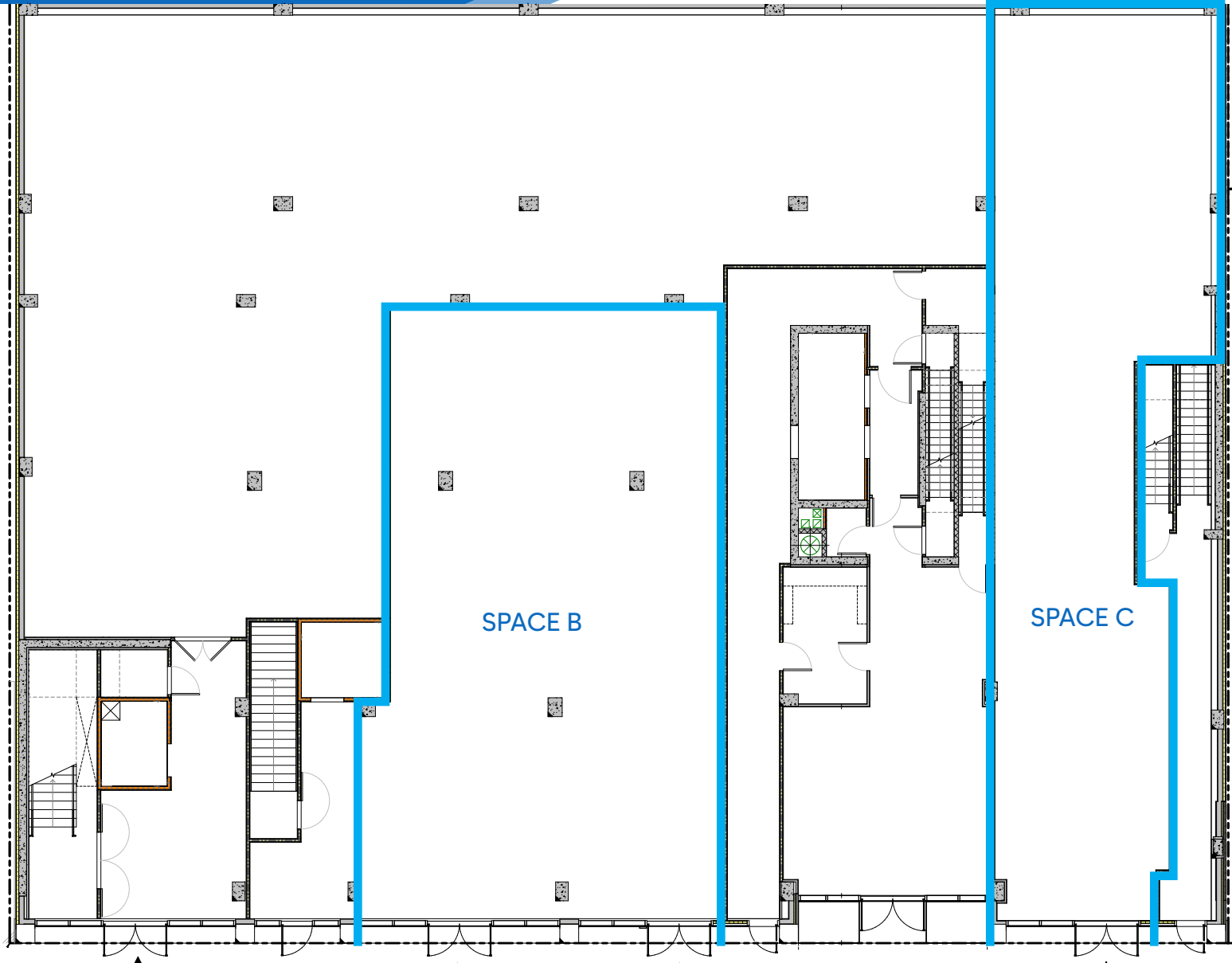
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RETAIL/RESTAURANT FOR LEASE

FLOOR PLAN | GROUND FLOOR



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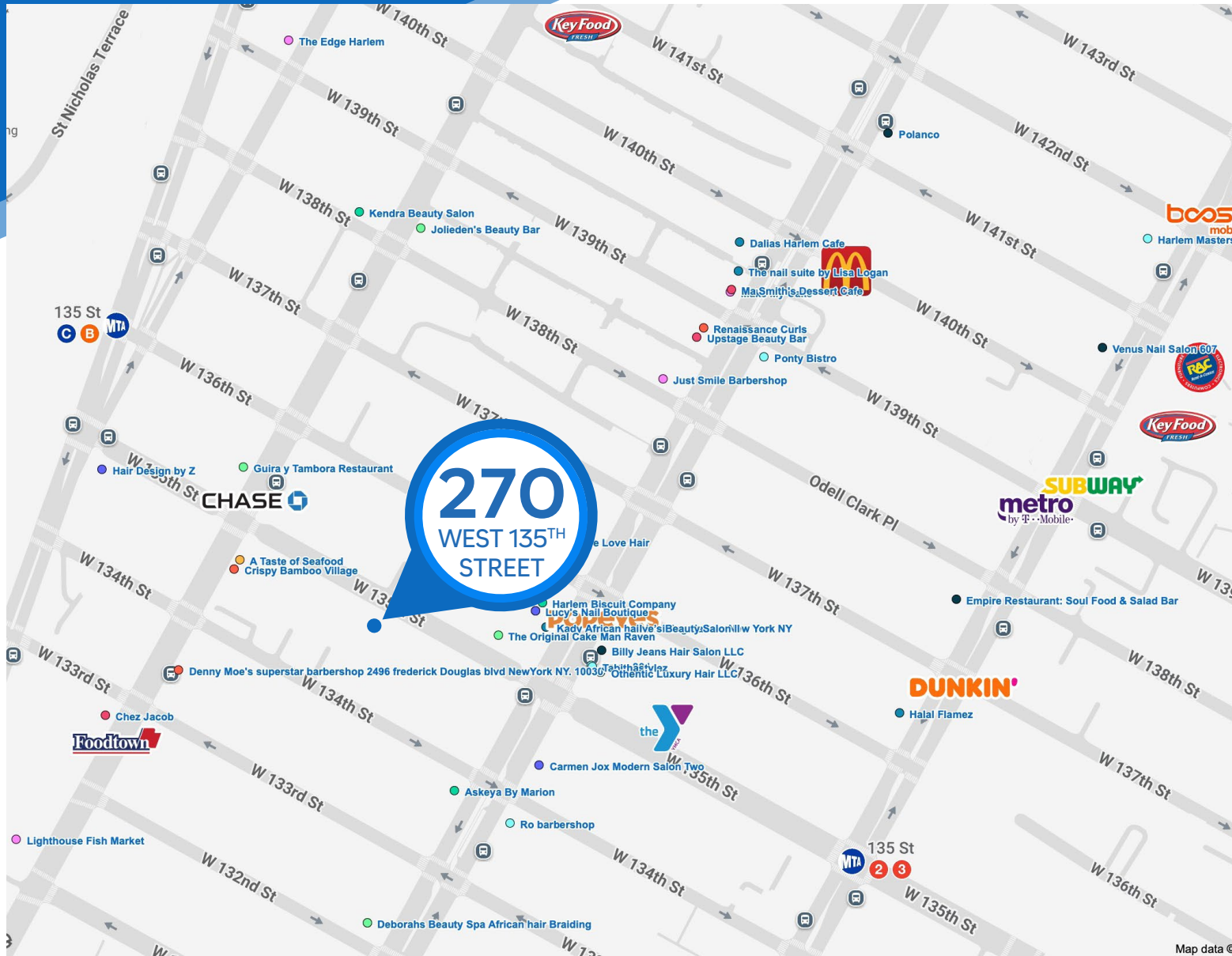
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