



2108

ADAM CLAYTON POWELL JR. BOULEVARD
HARLEM, NYC

NW Corner of Adam Clayton Powell Jr. Boulevard & West 126th Street



MERIDIAN
RETAIL LEASING

2108

ADAM CLAYTON POWELL JR. BOULEVARD
HARLEM, NYC

NW Corner of Adam Clayton Powell Jr.
Boulevard & West 126th Street

OFFICE FOR LEASE

APPROXIMATE SIZE
Second Floor: 6,000 SF

ASKING RENT
\$35 PSF

POSSESSION
Immediate

TERM
Negotiable

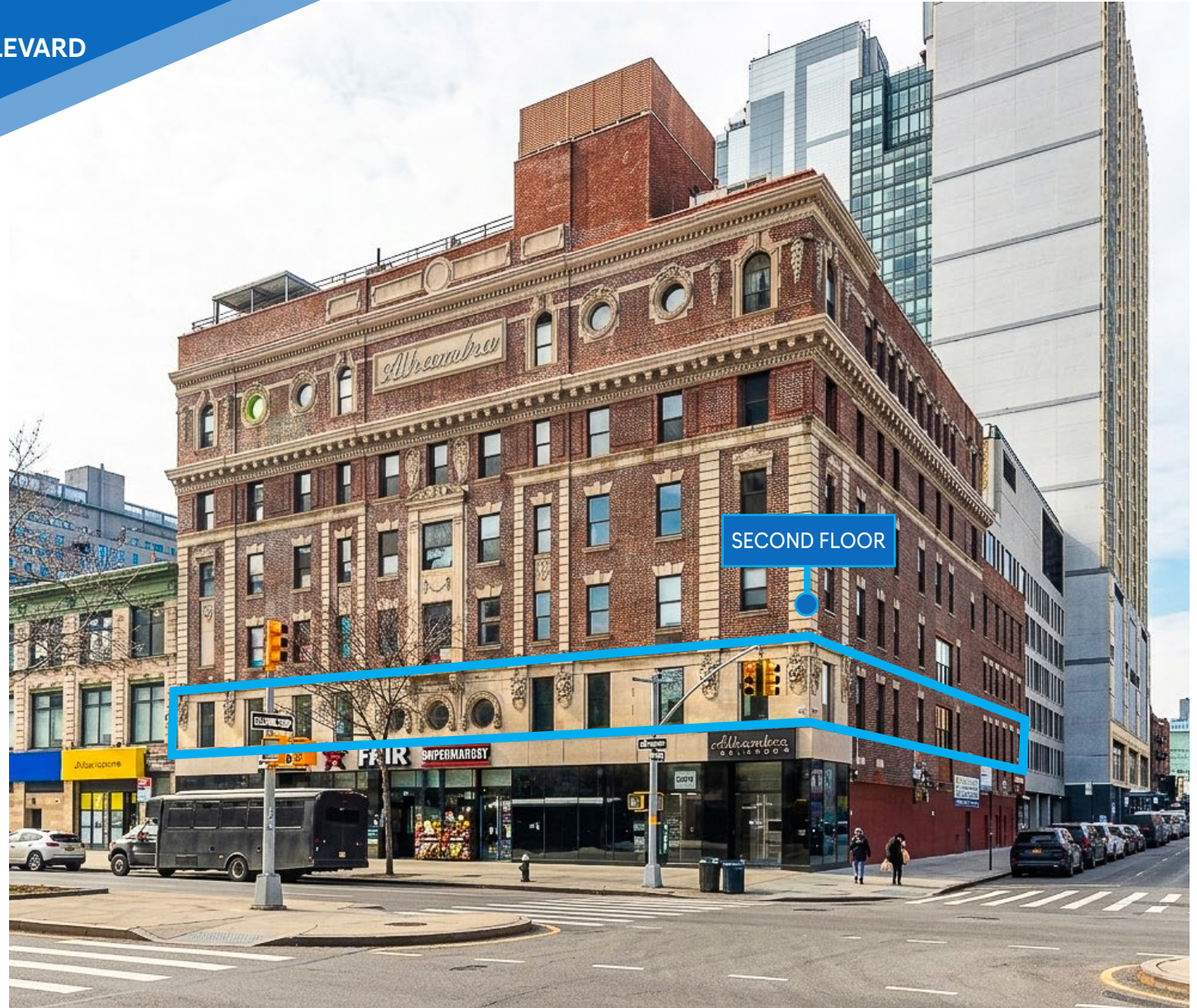
COMMENTS

- Efficient full-floor layout ideal for office, nonprofit, medical, or educational users
- Strong natural light throughout
- Free rent and aggressive lease economics for qualified tenants
- Landlord flexible on work letter / TI / free rent for qualified tenants
- Positioned along a prime Harlem corridor with strong neighborhood presence

NEIGHBORS

- Chick Fil A • America's Kids • Planet Fitness • MAC
- KFC • GAP • Foot Locker • Banana Republic • Old Navy • Chipotle • PC Richard & Son • AMC Theatres

TRANSPORTATION



NOAM AZIZ

Senior Director
212.468.5984
naziz@meridiancapital.com

CARSON SHAHRABANI

Senior Associate
212.468.5927
cshahrabani@meridiancapital.com

WILL SINE

Associate
212.468.5945
wsine@meridiancapital.com

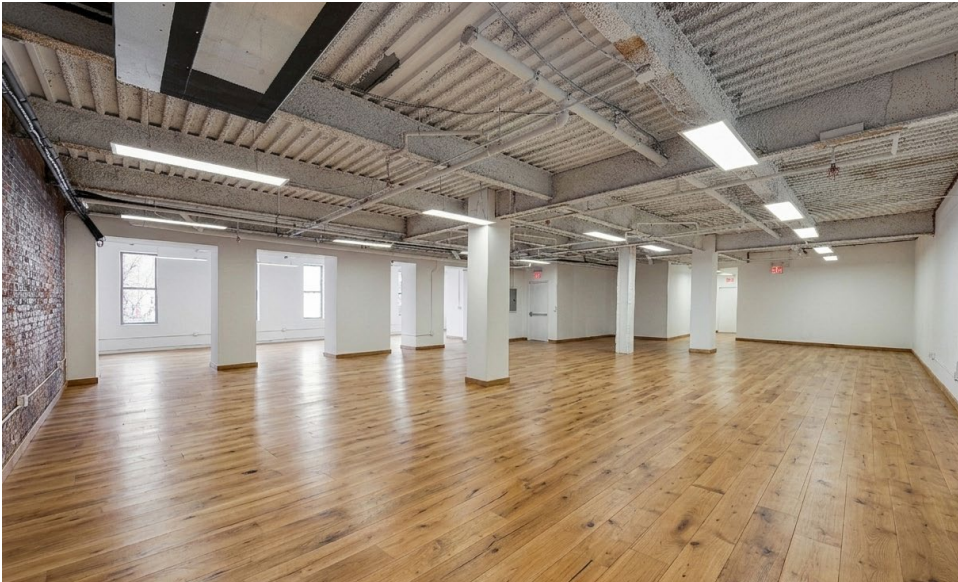
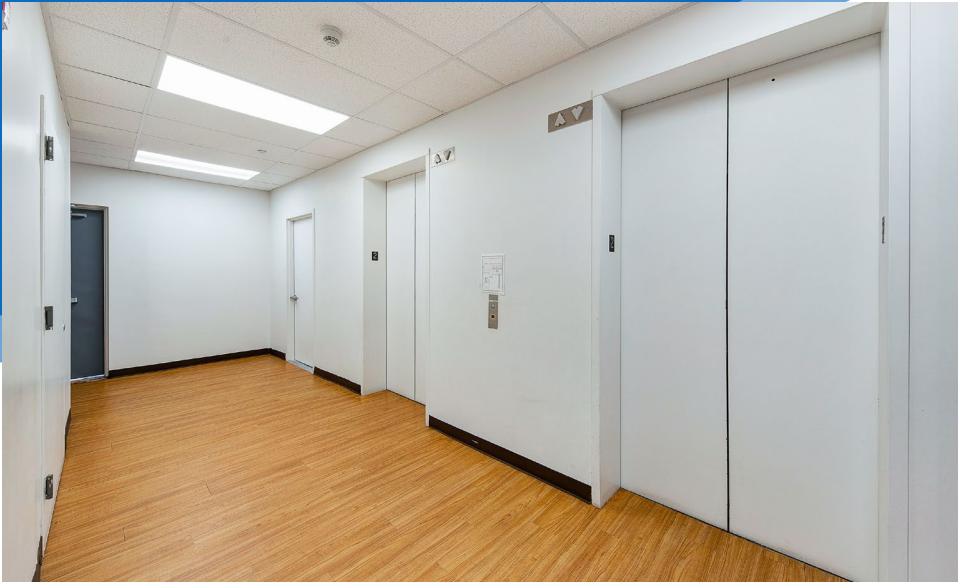
JASON BERISHA

Associate
212.468.5955
jberisha@meridiancapital.com



MERIDIAN
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.



INTERIOR

NOAM AZIZ
Senior Director
212.468.5984
naziz@meridiancapital.com

CARSON SHAHRABANI
Senior Associate
212.468.5927
cshahrabani@meridiancapital.com

WILL SINE
Associate
212.468.5945
wsine@meridiancapital.com

JASON BERISHA
Associate
212.468.5955
jberisha@meridiancapital.com



MERIDIAN
RETAIL LEASING

NEIGHBORS



2108
 ADAM CLAYTON
 POWELL JR.
 BOULEVARD

NOAM AZIZ
 Senior Director
 212.468.5984
 naziz@meridiancapital.com

CARSON SHAHRABANI
 Senior Associate
 212.468.5927
 cshahrabani@meridiancapital.com

WILL SINE
 Associate
 212.468.5945
 wsine@meridiancapital.com

JASON BERISHA
 Associate
 212.468.5955
 jberisha@meridiancapital.com



MERIDIAN
 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.