

307

EAST 109TH STREET EAST HARLEM, NYC

Between First & Second Avenues

RETAIL/OFFICE FOR LEASE



APPROXIMATE SIZE

Upper Level: 900 SF
Lower Level 1: 900 SF
Lower Level 2: 900 SF

POSSESSION

Immediate

ASKING RENT

~~Upper Level: \$3,500/Month~~ Reduced
Upper Level: \$3,000/Month
~~Lower Level 1: \$2,700/Month~~ Reduced
Lower Level 1: \$2,000/Month
~~Lower Level 2: \$2,700/Month~~ Reduced
Lower Level 1: \$2,000/Month

TERM

Negotiable

FRONTAGE

25 FT

COMMENTS

- 2 lower level professional spaces that can be leased together or separately
- Well-suited for retail, studio, gallery, or other professional uses
- Will be delivered with brand-new facade and entrance

NEIGHBORS

La Tropicienne Bakery • Beauty Bar • Ollin NYC • Conny Nails Salon • K Street Food • Eddie Jr.'s Hair Salon • Cascalote • Sky Dragon • The Beauty Cave

TRANSPORTATION

4 5 6

NOAM AZIZ

Senior Director
212.468.5984
naziz@meridiancapital.com

DANIEL ZACAİM

Associate
212.468.5910
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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 on 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

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