

326

EAST 109TH STREET EAST HARLEM, NYC

Between First & Second Avenues

OFFICE/RETAIL FOR LEASE

APPROXIMATE SIZE
Ground Floor: 1,000 SF

ASKING RENT
~~\$3,500/Month~~ Reduced
\$3,000/Month

POSSESSION
Immediate

TERM
Negotiable

FRONTAGE
15 FT

COMMENTS

- Space is suitable for office, retail, café, and other service-oriented uses
- Tons of natural light
- Ownership to deliver the exterior with facade improvements

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



PROPERTY INFORMATION

NOAM AZIZ
Senior Director
212.468.5984
naziz@meridiancapital.com

DANIEL ZACAIM
Associate
212.468.5910
dzacaim@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.

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INTERIOR

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