

# 170

## EAST 116<sup>TH</sup> STREET EAST HARLEM, NYC

Between Third & Lexington Avenues

RETAIL/OFFICE FOR LEASE

### APPROXIMATE SIZE

2<sup>nd</sup> Floor: 1,600 SF  
3<sup>rd</sup> Floor Left Side: 2,000 SF  
3<sup>rd</sup> Floor Right Side: 1,300 SF

### ASKING RENT

2nd Floor: \$60 PSF  
3rd Floor: \$54 PSF

### POSSESSION

Immediate

### TERM

5-10 Years

### COMMENTS

- Motivated landlord
- White-box condition
- Tons of natural light
- Full bathroom in place
- Built-out rooms
- Heavy foot traffic

### NEIGHBORS

Capri Bakery • Eddie's Deli • Wendy's •  
Hot Jalapeno • Fine Food Cuisine • Taco  
Bell • Chipotle • Copy Tres Leches Cake •  
McDonald's • La Bella Beauty Supply

### TRANSPORTATION

6



PROPERTY INFORMATION

### ALEC NAMDAR

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212.468.5915  
anamdar@meridiancapital.com

### AARON HAROUNIAN

Associate  
212.468.5957  
aharounian@meridiancapital.com

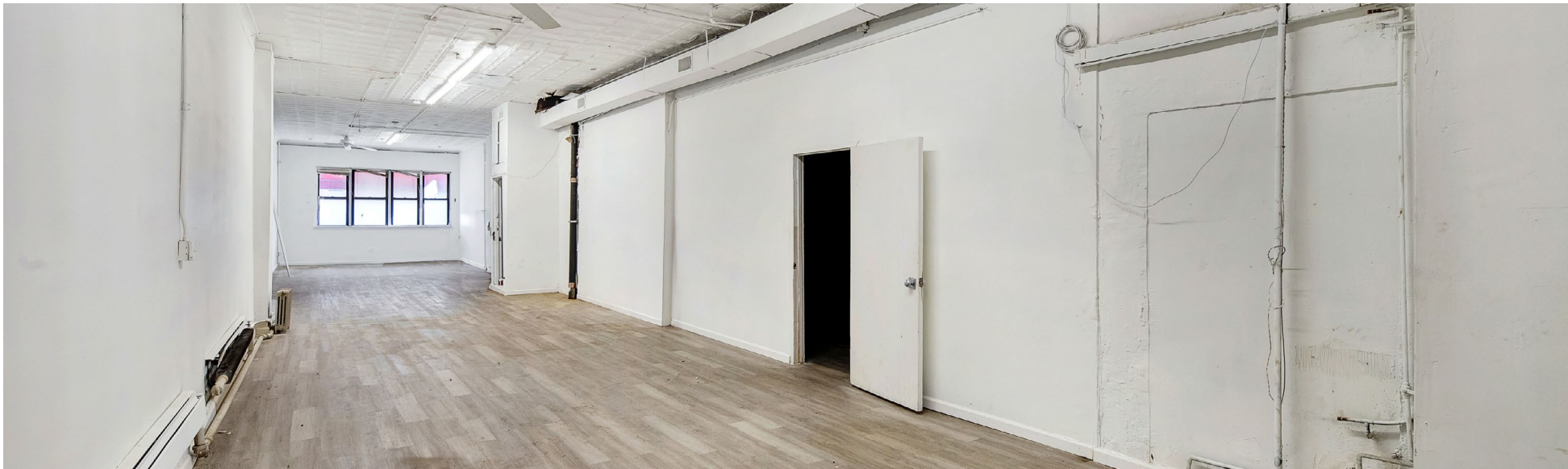
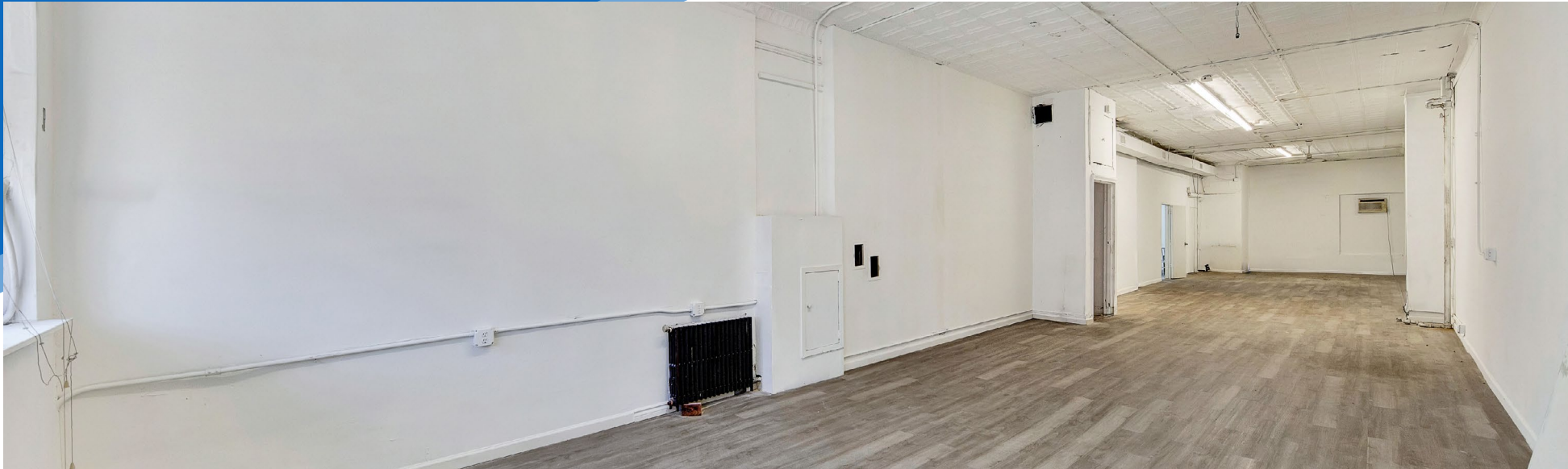


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RETAIL LEASING

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INTERIOR | 2<sup>ND</sup> FLOOR

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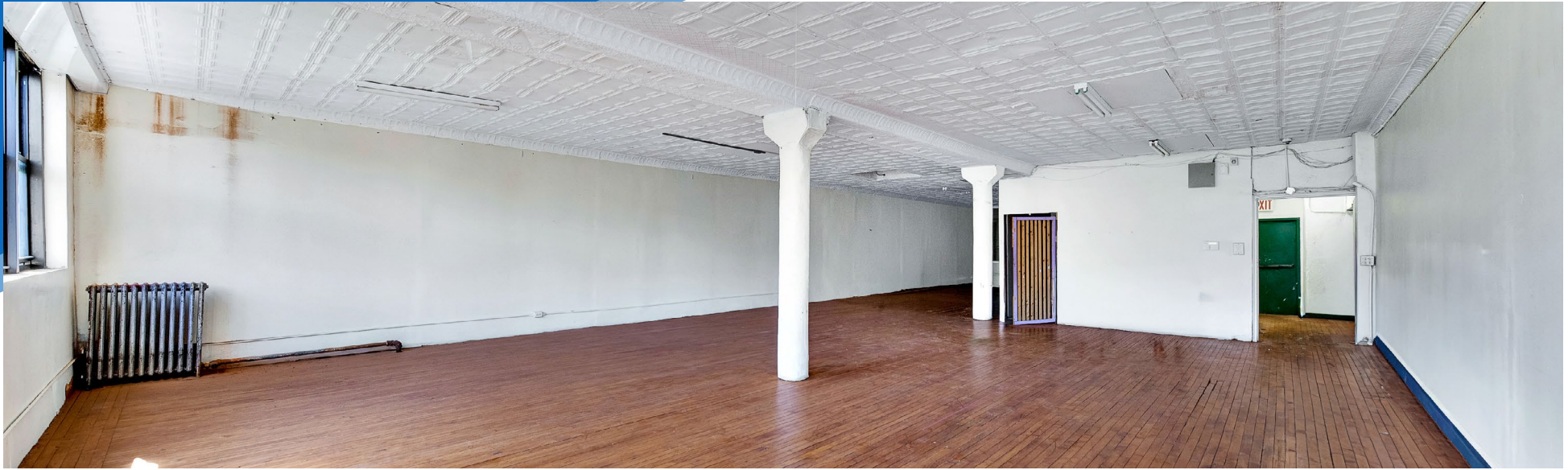


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INTERIOR | 3<sup>RD</sup> FLOOR

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