

2298

FREDERICK DOUGLASS BOULEVARD

HARLEM | NYC

MERIDIAN
RETAIL LEASING

2298
FREDERICK DOUGLASS BOULEVARD
HARLEM, NYC

Corner of Frederick Douglass Boulevard & West 124th Street

MEDICAL FOR LEASE



PROPERTY INFORMATION

APPROXIMATE SIZE
3,100 SF + Lower Level

ASKING RENT
~~$18,500/Month~~ Reduced
$17,500/Month

POSSESSION
Immediate

TERM
Negotiable

FRONTAGE
100 FT Wraparound

COMMENTS
- Turn-key medical space ready for immediate possession
- 10 newly-built exam/treatment rooms
- Two means of egress directly to the street
- ADA-compliant entrance and restrooms
- Employee break-room in place
- Ideal for medical, dental, physical therapy, urgent care, wellness or other healthcare users
- Steps from Harlem's 125th Street national co-tenancy strip with subway's nearby

NEIGHBORS
Whole Foods Market • Chic Fil A • TD Bank • Bank of America • T-Mobile • Aloft Harlem Hotel • Empire Eye Care • Planet Fitness • CVS • Starbucks • Foot Locker • Marshalls • H&M • Dunkin • Ahma Rx Pharmacy

TRANSPORTATION
A C B D

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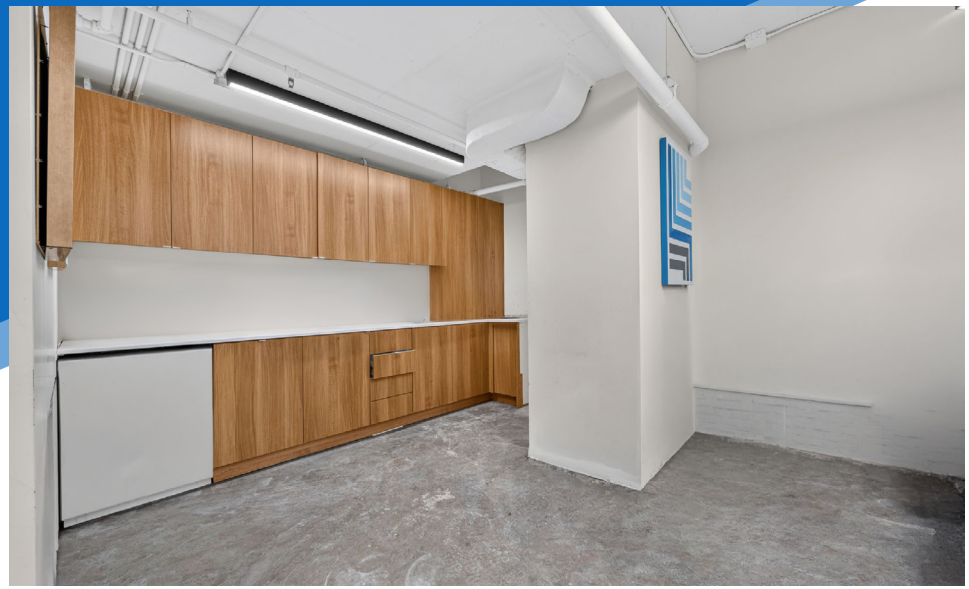
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INTERIOR









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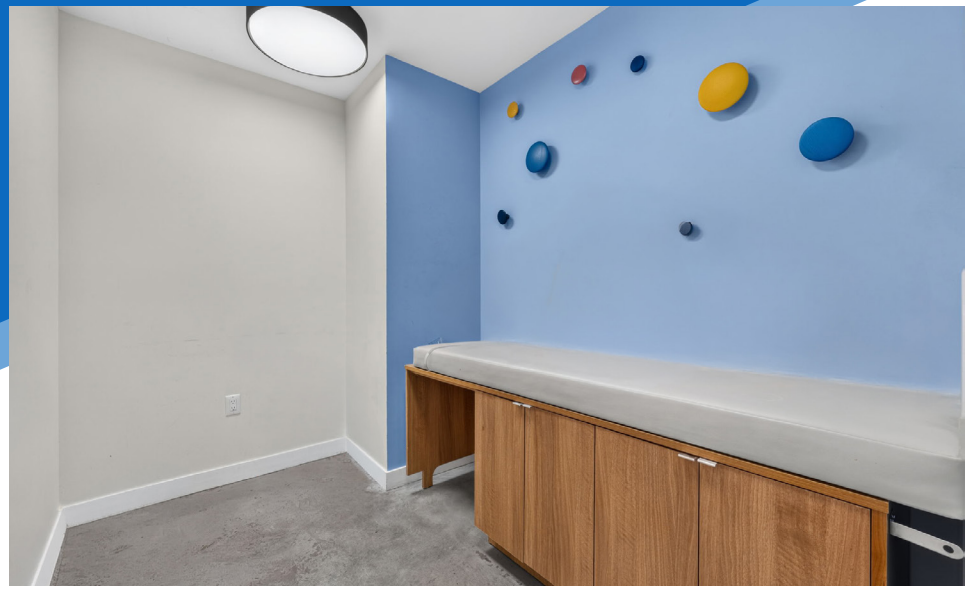
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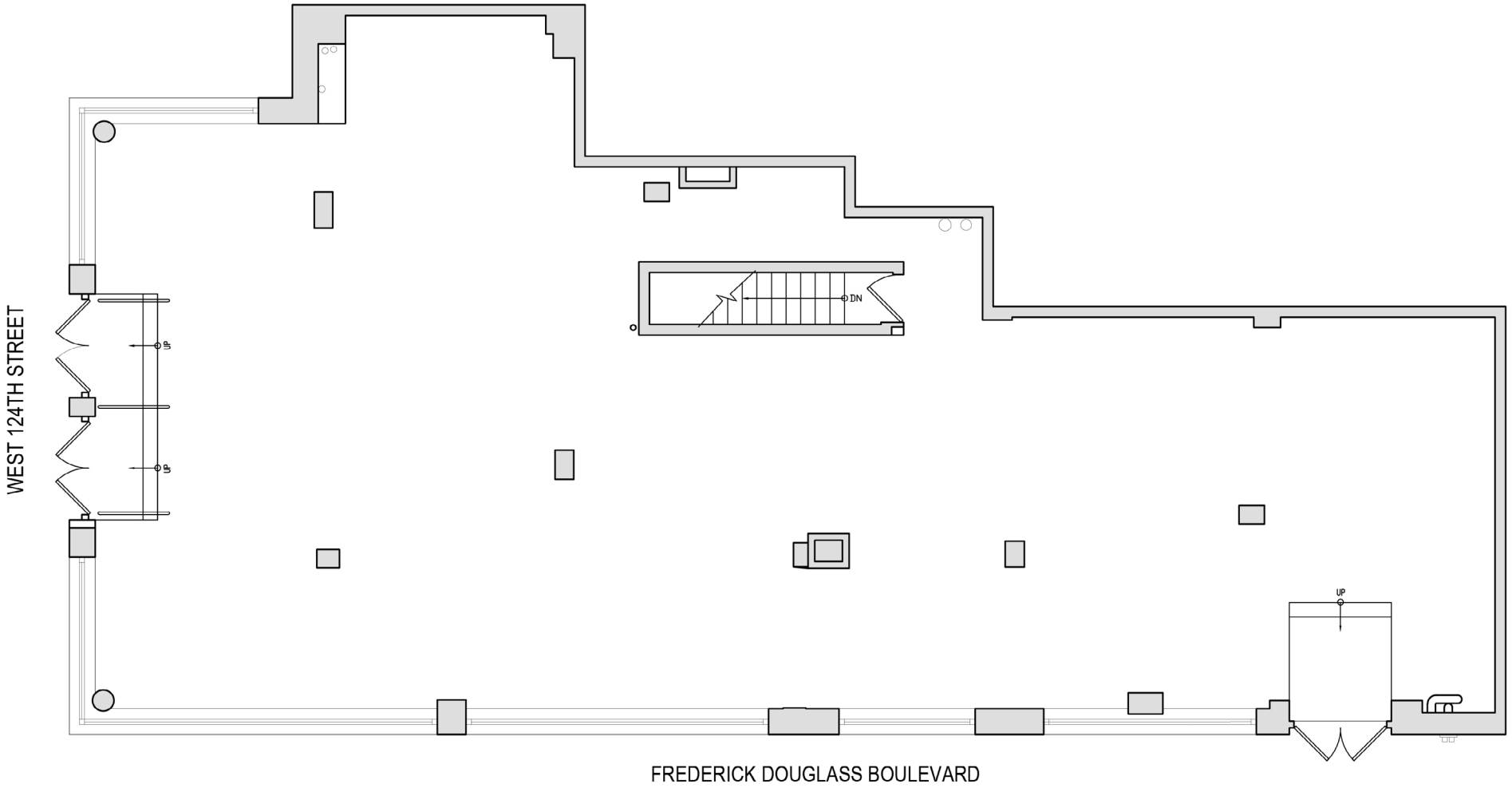
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FLOOR PLAN



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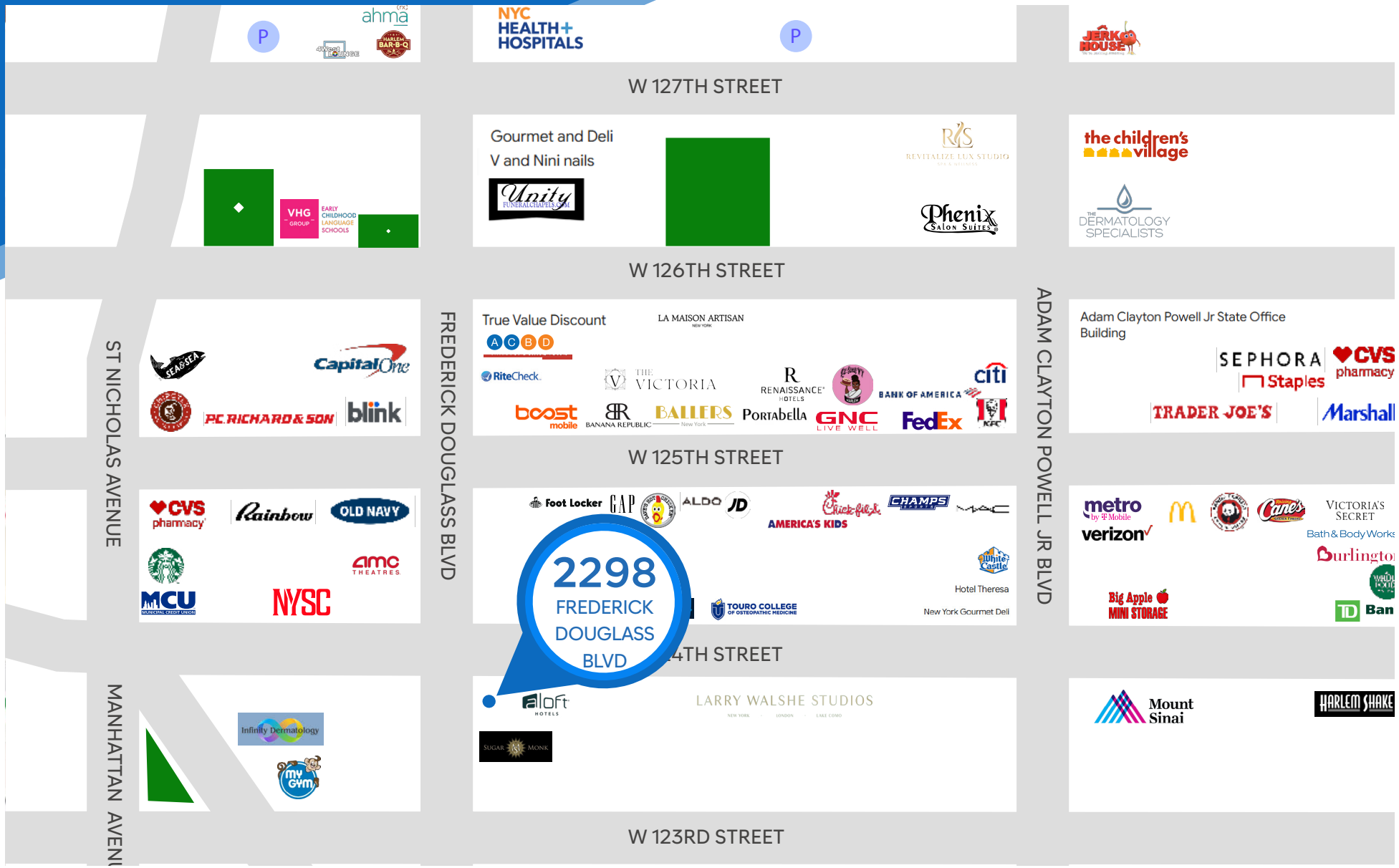
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