

2041

FIFTH AVENUE

HARLEM, NYC

Corner of Fifth Avenue & 126th Street

OFFICE/MEDICAL FOR LEASE

APPROXIMATE SIZE

1,200 SF

ASKING RENT

\$5,250/Month

POSSESSION

Immediate

TERM

5-10 Years

FRONTAGE

25 FT Wraparound

COMMENTS

- Corner opportunity in Harlem
- Former office with 5 private offices, staff kitchen, and bathroom
- Perfect for similar office/medical uses
- Steps from national co-tenancy on 125th Street

NEIGHBORS

Bonny Nails Salon • Club Pilates • Nike • TJ Maxx
• Shake Shack • 7th Street Burger • Cap't Loui
Harlem • Red Rooster Harlem • Sylvia's Queen
of Soul Food • Corner Social • Cantina Taqueria
& Tequila Bar • Cucinca Italian Tavern

TRANSPORTATION



NOAM AZIZ

Managing Director
212.468.5984
naziz@meridiancapital.com

DANIEL ZACAIM

Senior Associate
212.468.5910
dzacaim@meridiancapital.com



CONCEPTUAL RENDERING



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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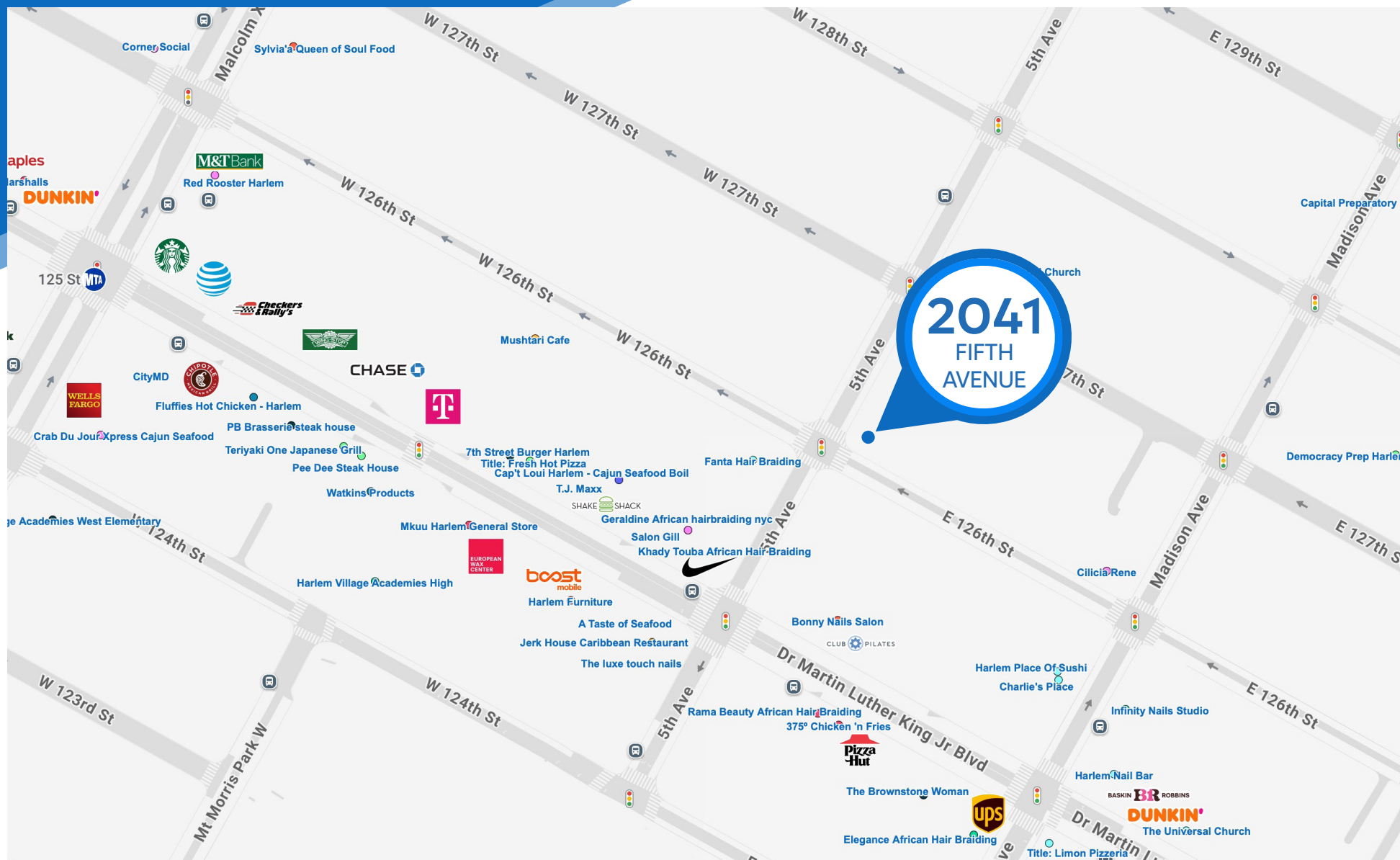
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