

701

WEST 177TH STREET WASHINGTON HEIGHTS, NYC

Between Broadway & Fort Washington Avenue

OFFICE/MEDICAL FOR LEASE

APPROXIMATE SIZE

Suite #001: 600 SF

ASKING RENT

\$3,500/Month

POSSESSION

Immediate

TERM

Negotiable

FRONTAGE

20 FT

COMMENTS

- Beautifully built-out turn-key office space with existing layout
- Ground floor suite with excellent frontage
- Street visibility and signage opportunity
- Steps from GW Bus Terminal
- Well-suited for medical, professional office, community facility, and other service-oriented uses

NEIGHBORS

Mambi • Karina Balery • Geisha Asian Fusion
• Smile Design Center • iHop • Planet Fitness •
Splashing Laundromat • Talkin' Tacos New York

TRANSPORTATION



JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

JORDAN LANGER

Director
212.468.5977
jlanger@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.

701 WEST 177TH STREET

WASHINGTON HEIGHTS, NYC | Between Broadway and Fort Washington Avenue

OFFICE/MEDICAL FOR LEASE



INTERIOR

JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

JORDAN LANGER

Director
212.468.5977
jlanger@meridiancapital.com



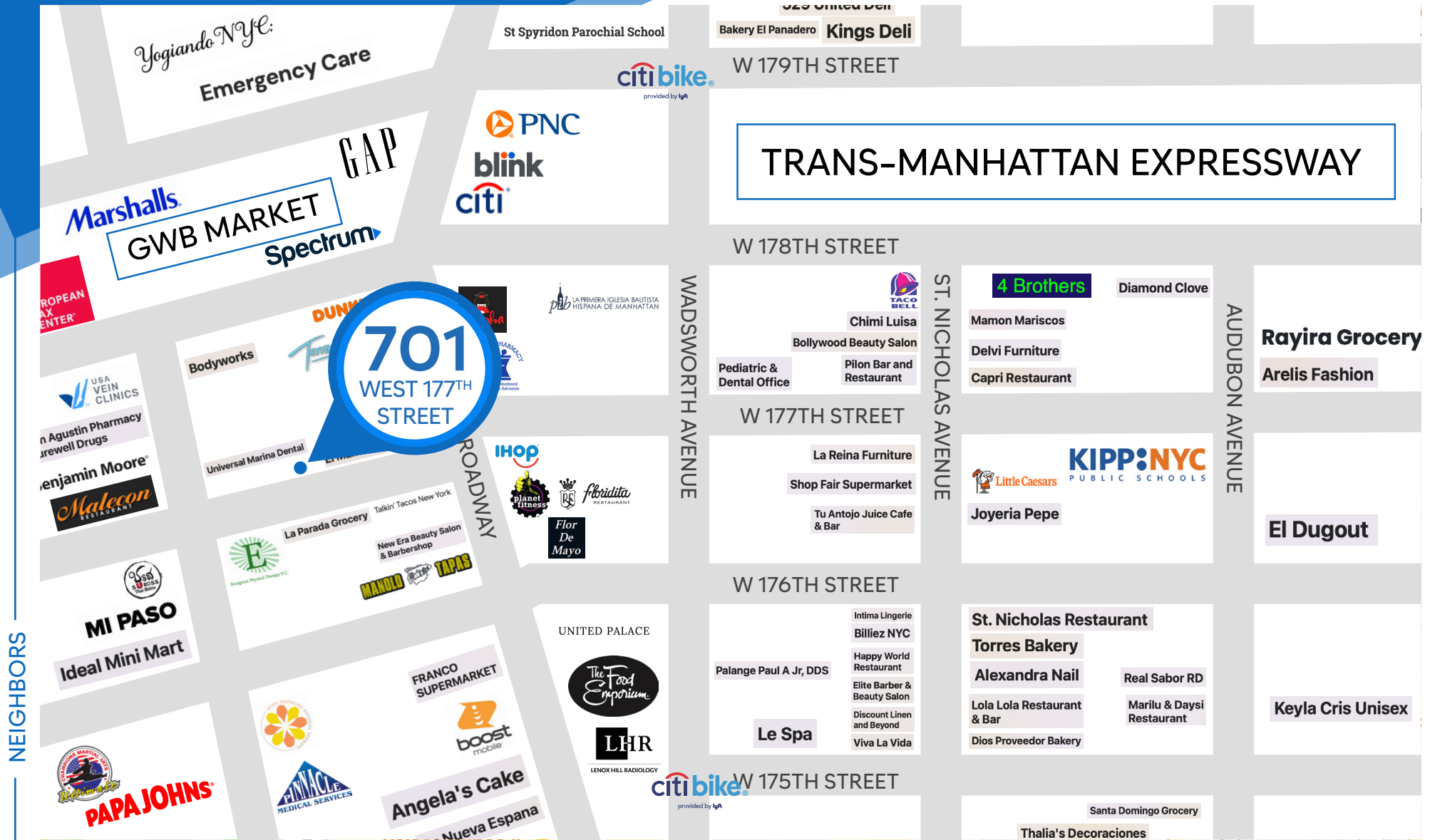
MERIDIAN
RETAIL LEASING

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.

701 WEST 177TH STREET

WASHINGTON HEIGHTS, NYC | Between Broadway and Fort Washington Avenue

OFFICE/MEDICAL FOR LEASE



JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

JORDAN LANGER

Director
212.468.5977
jlanger@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.