

LOCATIONS COMMERCIAL
REAL ESTATE



LOCATIONS COMMERCIAL REAL ESTATE

**34 W 139th Street
New York, NY 10037**

PROPERTY OVERVIEW

• Key Features

Located in the heart of Harlem, this expansive 13,190 square foot ground-floor space is fully built out as a licensed children's daycare. It offers a turnkey opportunity for a variety of educational, recreational, and community-based uses.

• Property Highlights

This modern space is designed for flexibility and functionality. It is situated on the south block between Fifth Avenue and Malcolm X Boulevard in a vibrant and growing community.

Spacious and fully built-out interior with a thoughtful layout

Private outdoor play area, fully gated for security and recreational use

Convenient access to public transportation, steps from the 2 and 3 subway lines

Multiple bus routes nearby for additional commuting options



SPACE FEATURES

• Modern Design with Versatile Functionality

The property is equipped with features that support a range of operations, making it ideal for educational institutions and community programs.



Expansive open floor plan that allows for flexible configurations

Dedicated classrooms, private offices, storage rooms, and restrooms

Full kitchen and prep area for meal services and daily operations

Secure and private outdoor play area designed for safety and engagement

Modern HVAC system provide year-round climate control

PRIME HARLEM LOCATION

• Conveniently Positioned for Accessibility

This property benefits from its central location in Harlem, a dynamic and high-traffic neighborhood with strong community engagement.

Walking distance to the 2 and 3 subway lines for easy transportation

Several bus lines available within proximity

Surrounded by local amenities, shops, and businesses that enhance convenience



Harlem's continued growth makes this location an excellent choice for organizations seeking a well-connected and thriving environment.

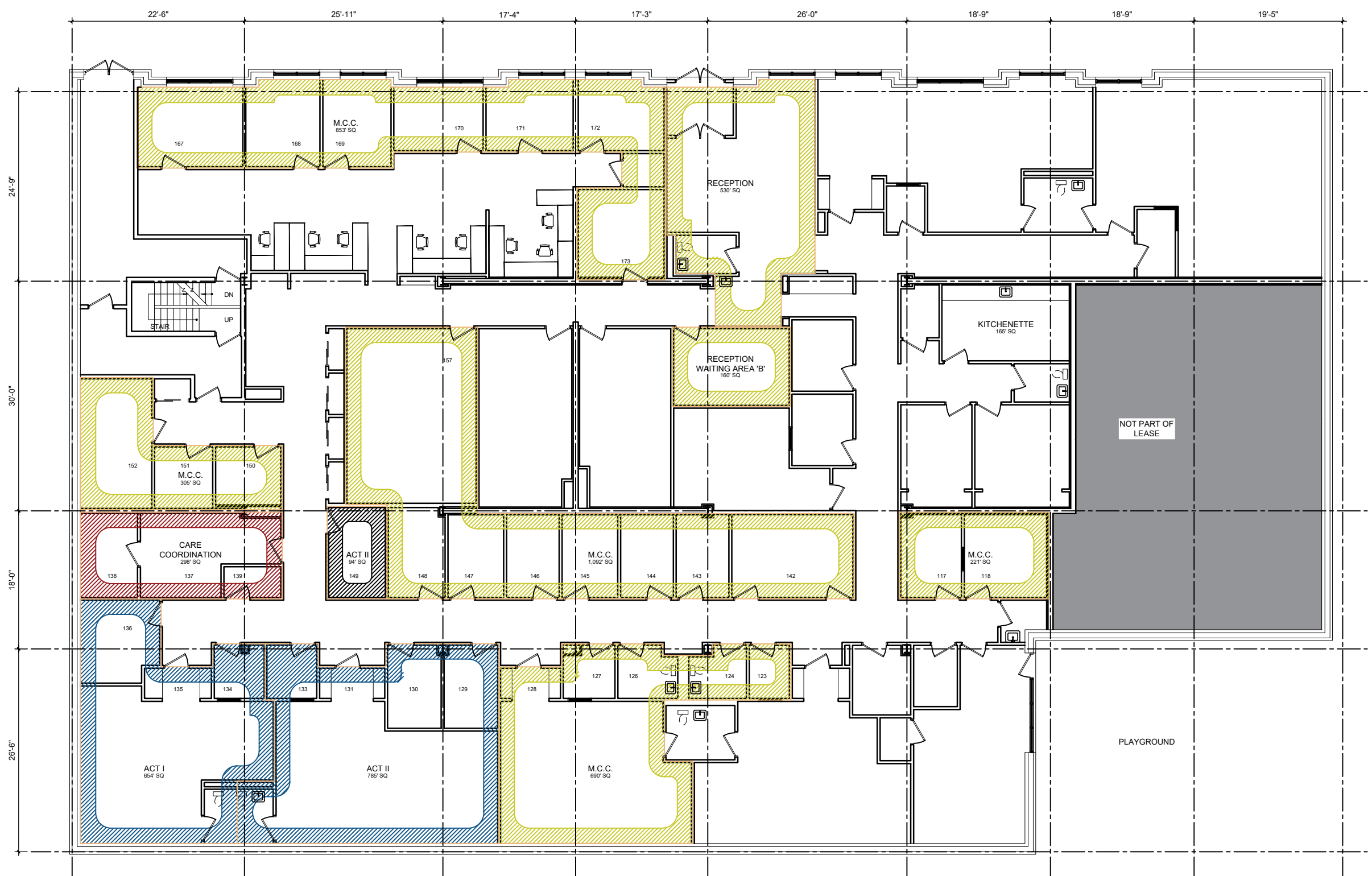
LEASE TERMS AND CONTACT INFORMATION

Flexible Leasing Opportunities

This property is available for lease with competitive terms and incentives for qualified tenants.

Modified gross lease structure with an existing tax abatement in place

Available for occupancy starting April 1, 2025



EXISTING

For Leasing Information Contact

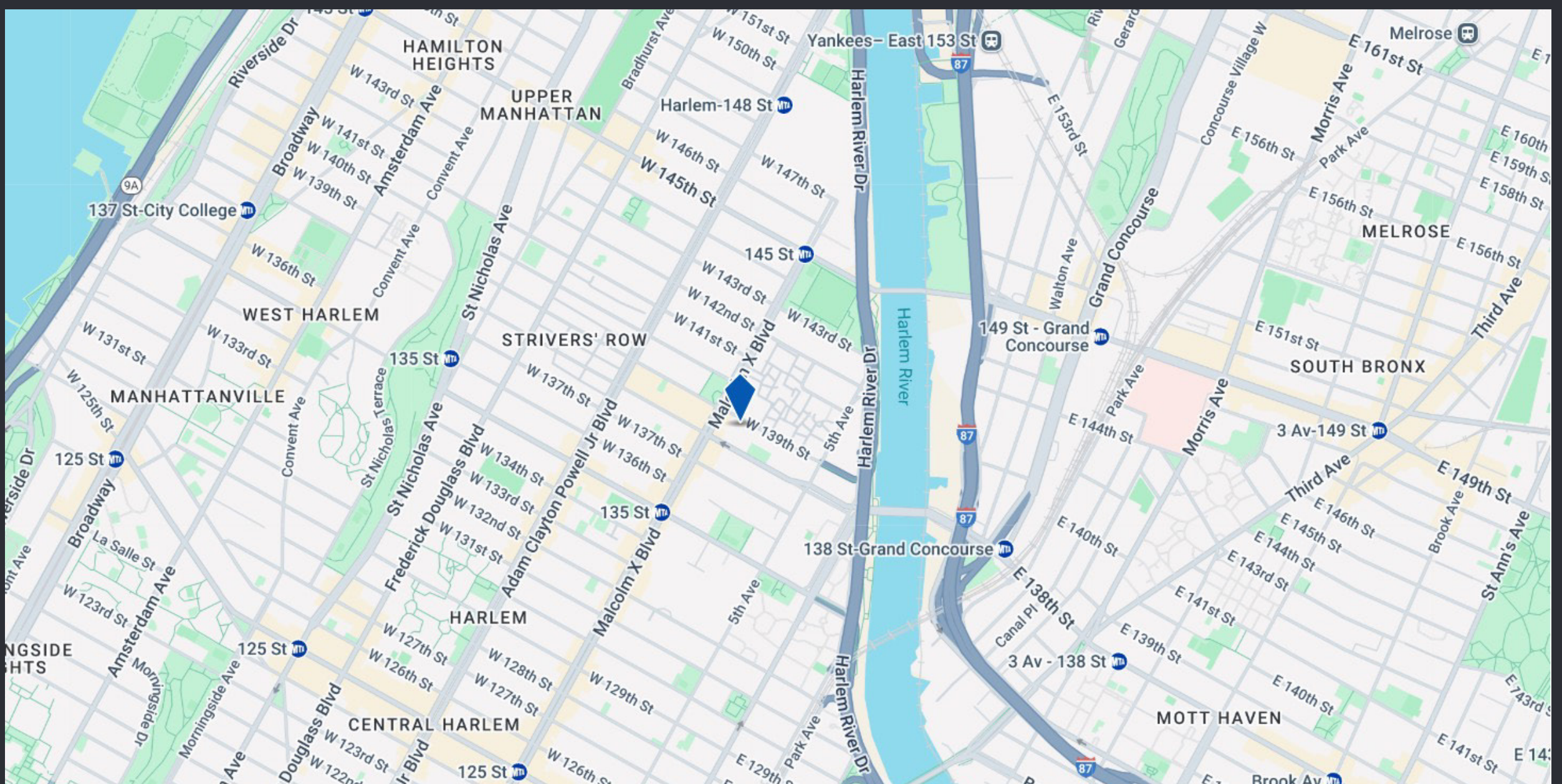
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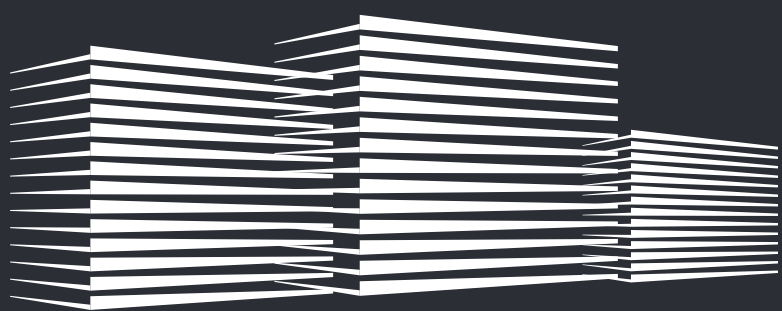
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