

PRIME HARLEM OFFICE SPACE FOR LEASE | THREE FLOORS AVAILABLE  
28,539 TOTAL SQ. FT. | MOVE-IN READY SPACES

FOURTH FLOOR  
9,513 SF

THIRD FLOOR  
9,513 SF

SECOND FLOOR  
9,513 SF



1751 PARK AVENUE  
PARK AVENUE & 122<sup>ND</sup> STREET

**BESSEN**  
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LOCATED THREE BLOCKS FROM 125<sup>TH</sup> STREET | ACCESS TO MASS TRANSIT

## PROPERTY DETAILS

- Each floor is independently serviced with a gas boiler, hot water heater, and HVAC cooling system.
- Bathroom and kitchen facilities are available on every floor.
- Each floor features a dedicated front desk and lobby area, allowing for multi-tenant or single-tenant configurations.
- The second floor is serviced by a private elevator with direct access from the ground floor lobby.
- A separate private elevator provides exclusive connectivity between the fourth and third floor.

## IDEAL USES FOR LEASED SPACE

- Professional Office
- Daycare or Early Childhood Education Facility
- Senior or Community Center
- Charter or Private School
- Medical Center or Physician's Office



## CONTACTS:

**Preeti Mirani**

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**Magal Gabay**

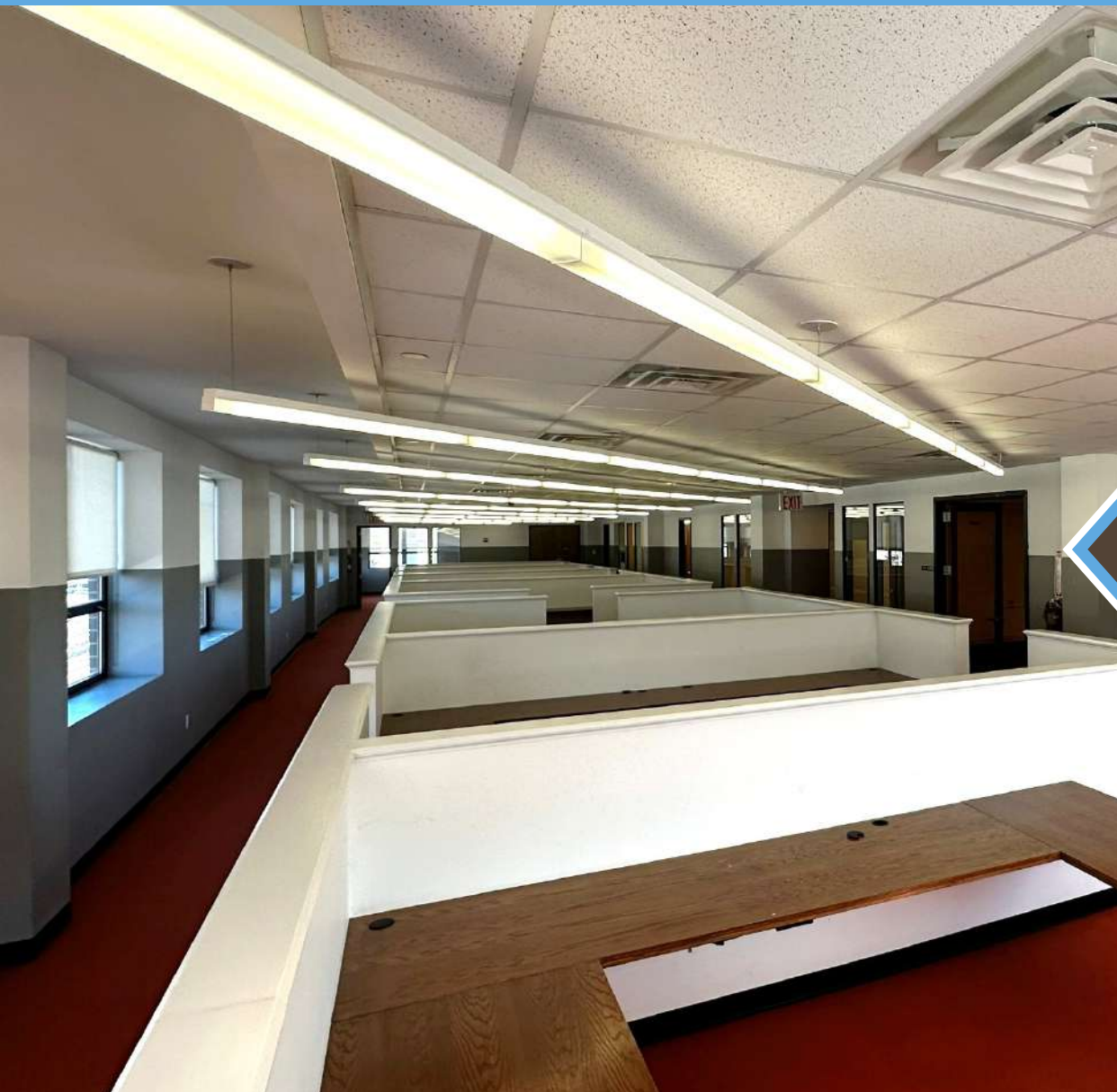
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## FOURTH FLOOR | 9,513 SF



**APPROXIMATE SIZE**  
9,513 SF

**ASKING RENT**  
\$35/SF

### COMMENTS

- Large Spacious Floor
- Fully Furnished
- Bright Natural Light

### TRANSPORTATION

 Metro-North Railroad

**1751 PARK AVENUE**  
EAST HARLEM, NYC

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## FOURTH FLOOR | PROPERTY PHOTOS

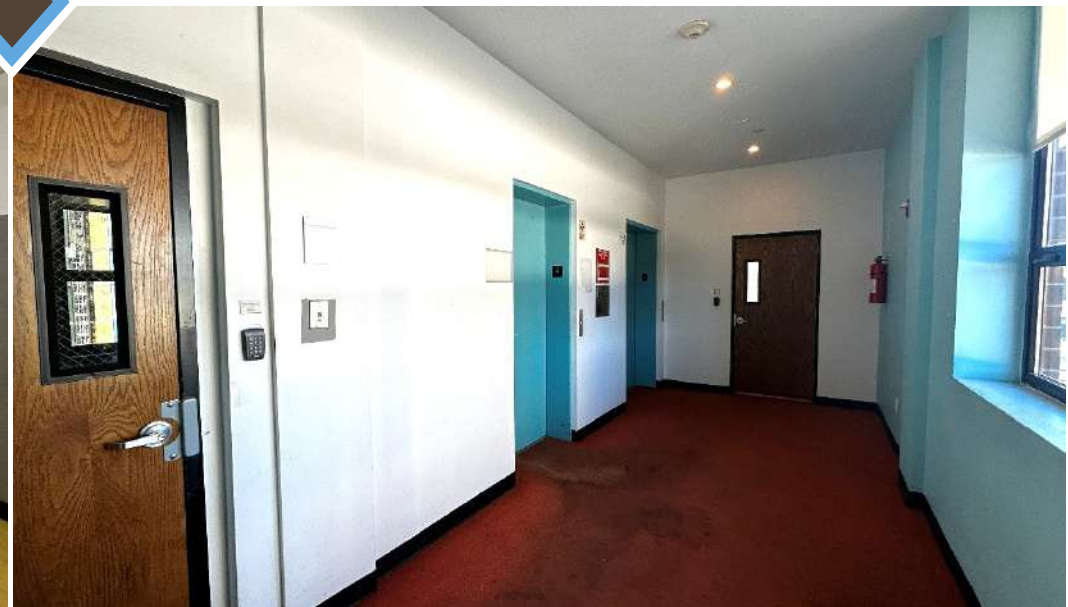


1751 PARK AVENUE  
EAST HARLEM, NYC

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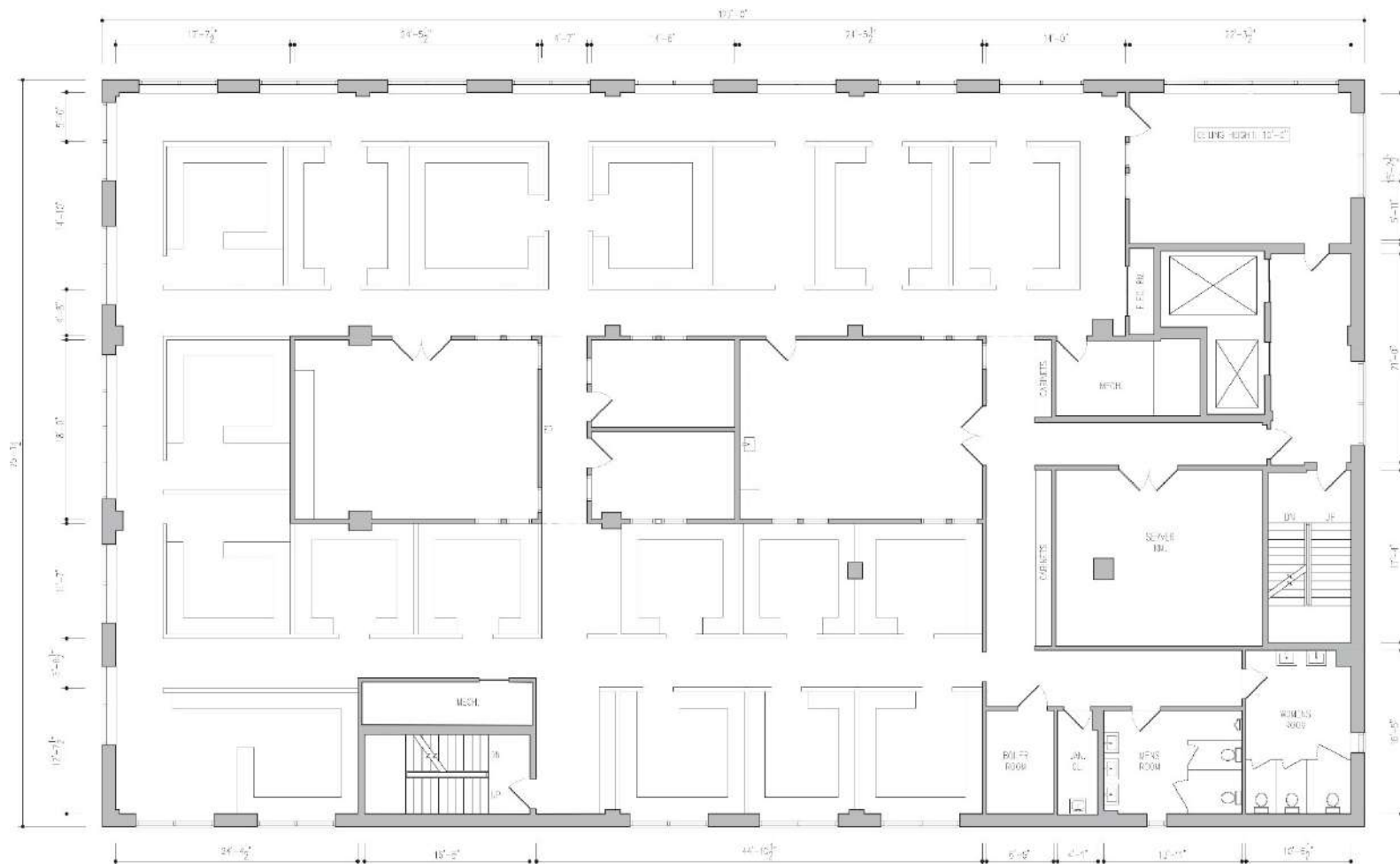
## FOURTH FLOOR | PROPERTY PHOTOS



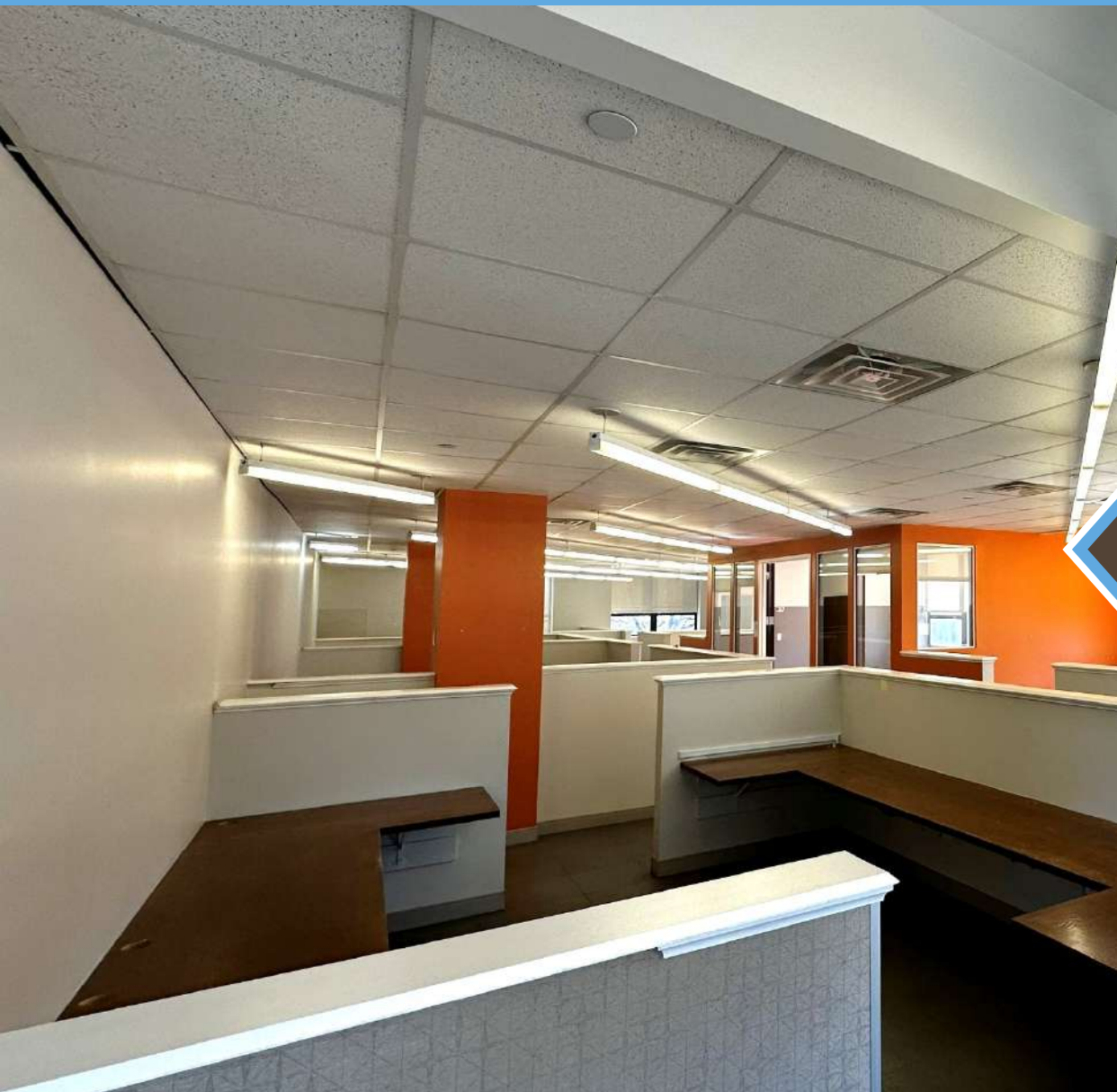
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EAST HARLEM, NYC

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# FOURTH FLOOR | FLOOR PLANS



## THIRD FLOOR | 9,513 SF



**APPROXIMATE SIZE**  
9,513 SF

**ASKING RENT**  
\$35/SF

### COMMENTS

- Large Spacious Floor
- Fully Furnished
- Bright Natural Light

### TRANSPORTATION

 Metro-North Railroad

**1751 PARK AVENUE**  
EAST HARLEM, NYC

**BESSEN**  
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## THIRD FLOOR | PROPERTY PHOTOS



1751 PARK AVENUE  
EAST HARLEM, NYC

BESSEN  
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## THIRD FLOOR | PROPERTY PHOTOS



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EAST HARLEM, NYC

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# THIRD FLOOR | FLOOR PLANS



**1751 PARK AVENUE**  
EAST HARLEM, NYC

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## SECOND FLOOR | 9,513 SF



**APPROXIMATE SIZE**  
9,513 SF

**ASKING RENT**  
\$35/SF

### COMMENTS

- Large Spacious Floor
- Fully Furnished
- Bright Natural Light

### TRANSPORTATION

 Metro-North Railroad

**1751 PARK AVENUE**  
EAST HARLEM, NYC

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## SECOND FLOOR | PROPERTY PHOTOS



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EAST HARLEM, NYC

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## SECOND FLOOR | PROPERTY PHOTOS

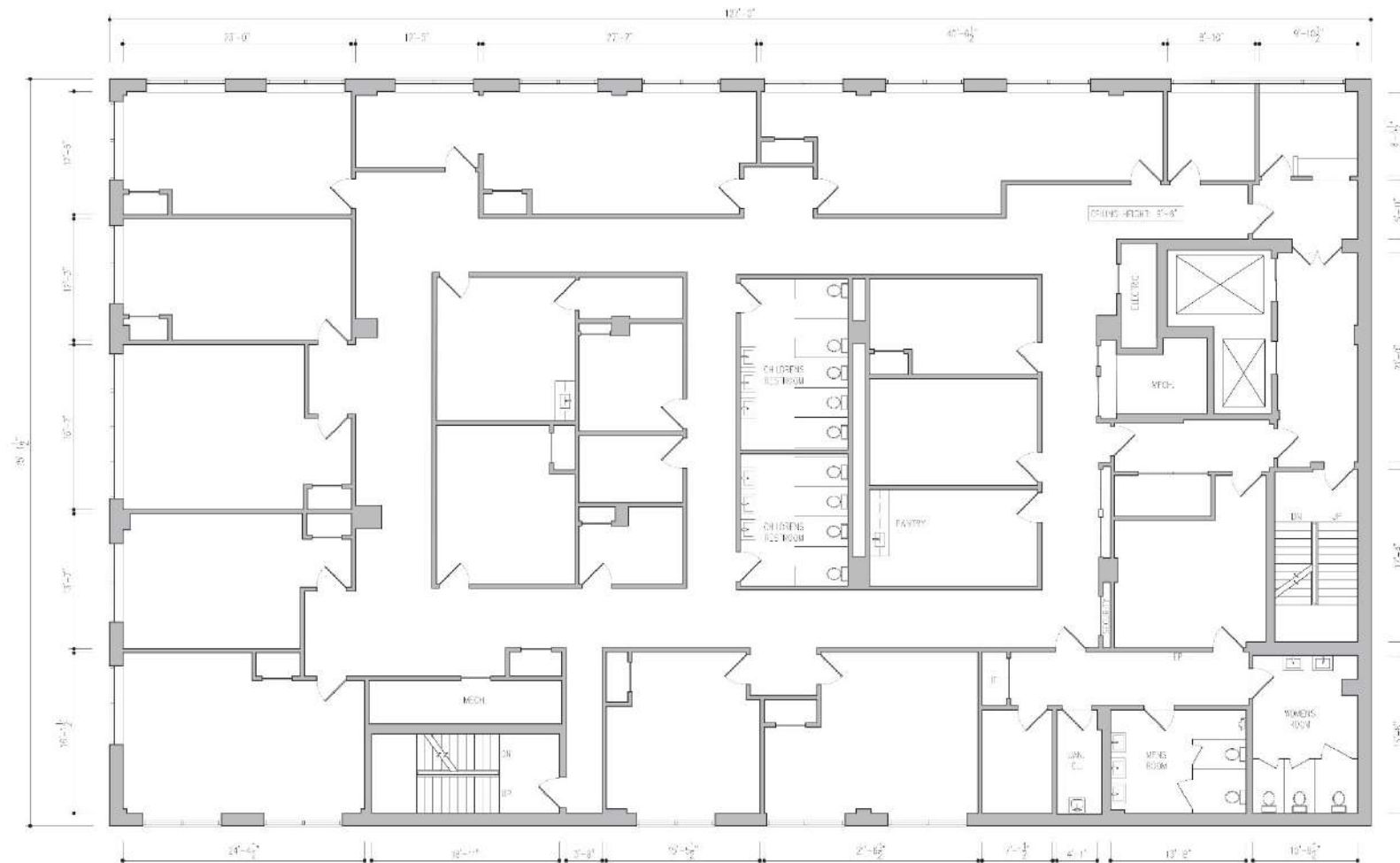


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## SECOND FLOOR | FLOOR PLANS

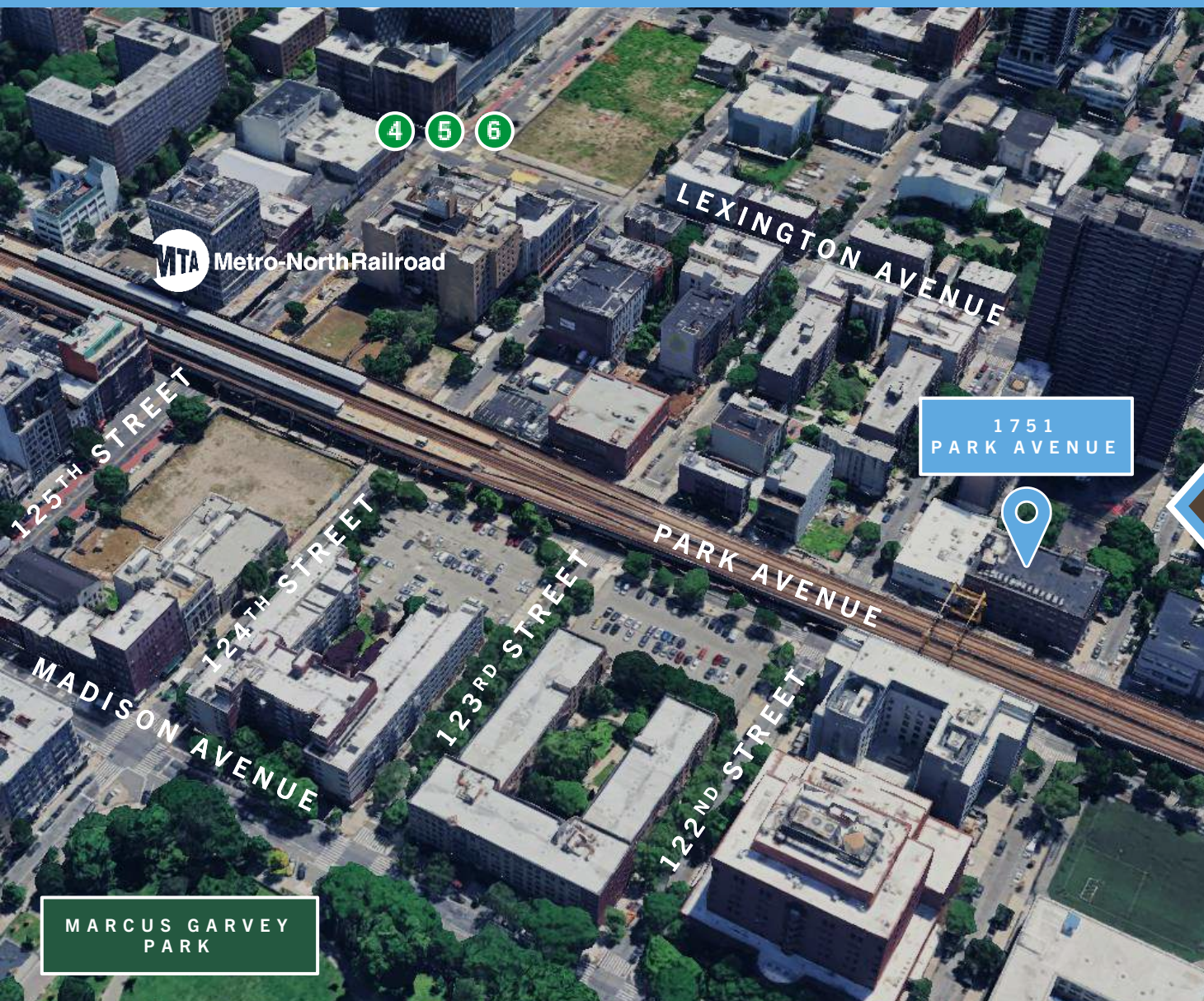


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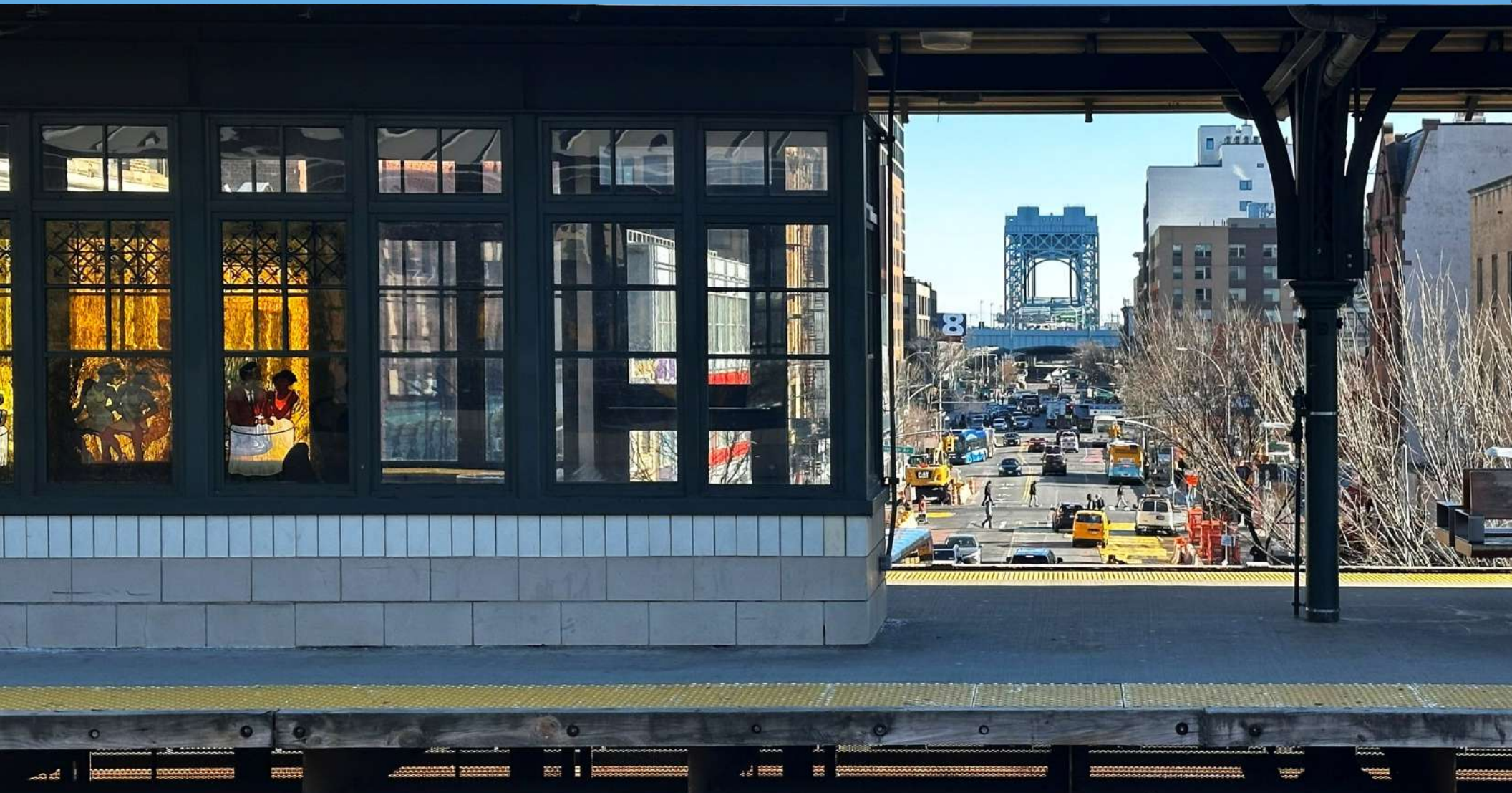


**NEIGHBORS INCLUDE:** Red Rooster Harlem, The Good Good, Wonder Central Harlem, Sylla, The Corner Lounge Restaurant, Maisonetta, EJ Kitchen, Cucina Italian Tavern, Bistro Casa Azul, Okis Soul Food Restaurant NYC, Chu Ros Thai NYC, Plue, La Cocina de Mama, Soul Maya Restaurant, Corner Social, Pipo's Restaurant, Ell Kallejon, Harlemita Peruvian Cuisine, Archer & Goat and more

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