

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 & 122ND STREET

BESEN
RETAIL

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:

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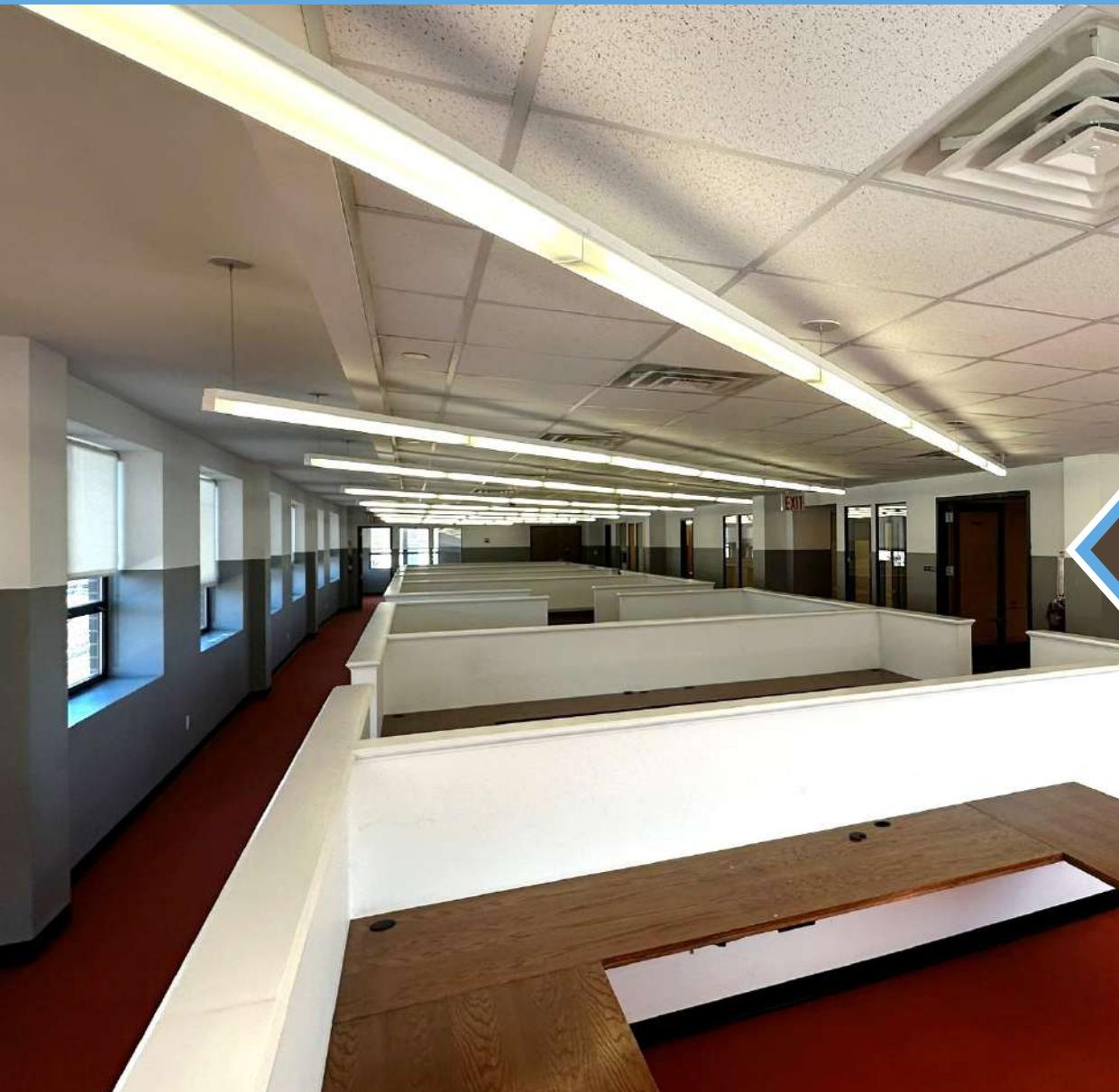
Magal Gabay

(917) 741-5652

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BESÉN
R E T A I L

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

4 5 6



1751 PARK AVENUE
EAST HARLEM, NYC

BESÉN
RETAIL

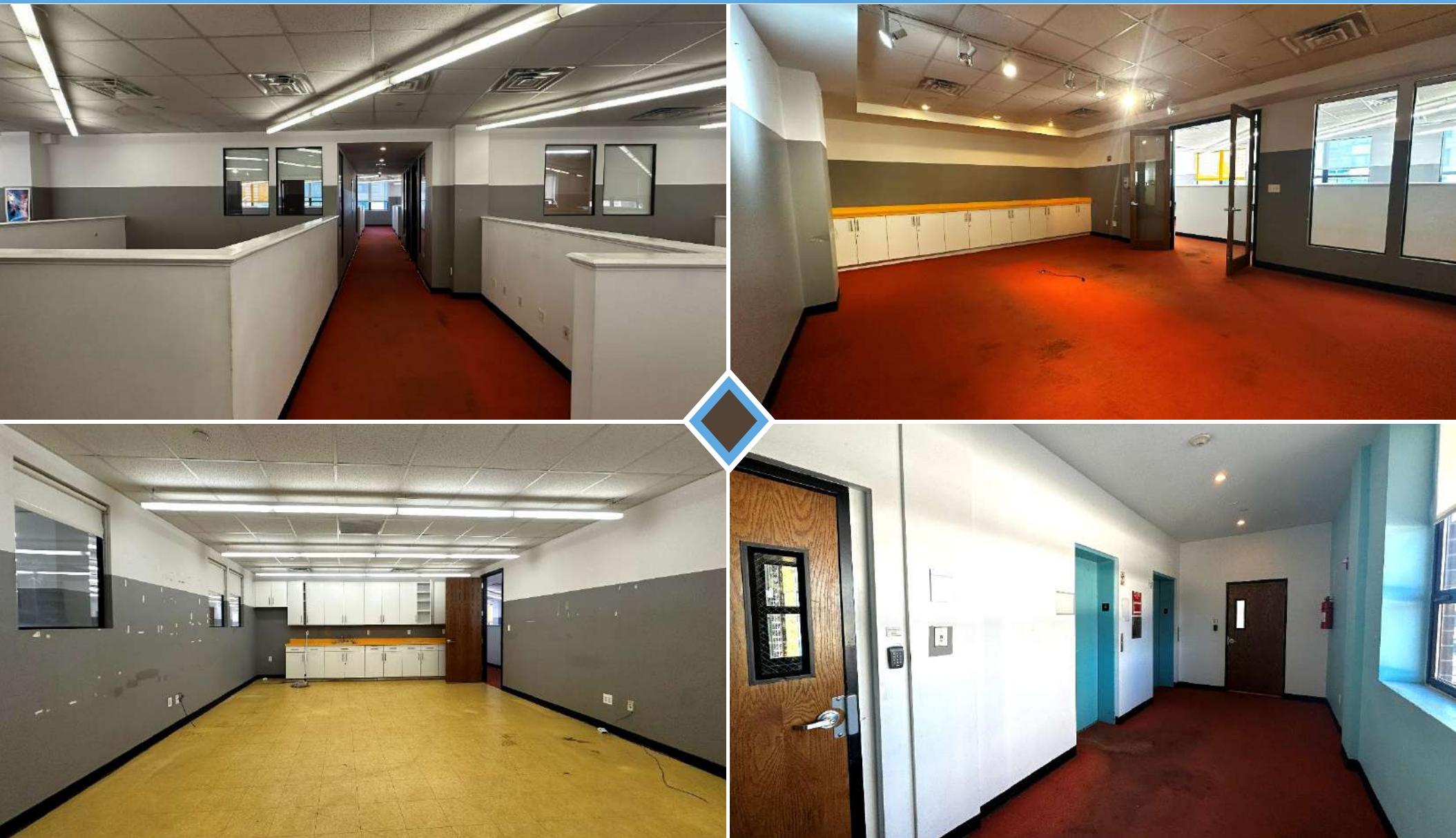
FOURTH FLOOR | PROPERTY PHOTOS



1751 PARK AVENUE
EAST HARLEM, NYC

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FOURTH FLOOR | PROPERTY PHOTOS



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FOURTH FLOOR | FLOOR PLANS

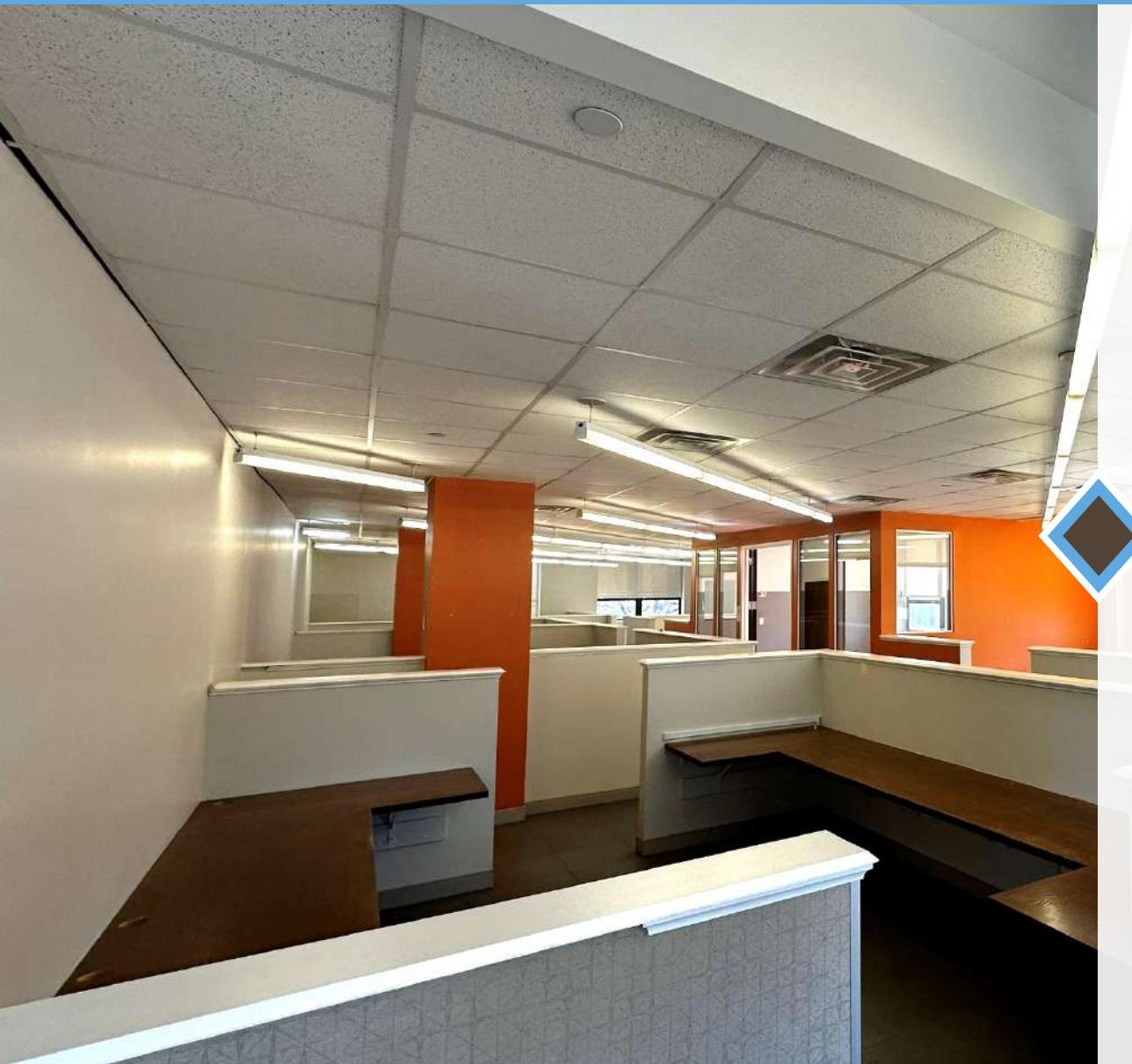


1751 PARK AVENUE

EAST HARLEM, NYC

BESÉN RETAIL

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

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BESÉN
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THIRD FLOOR | PROPERTY PHOTOS



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EAST HARLEM, NYC

BESSEN
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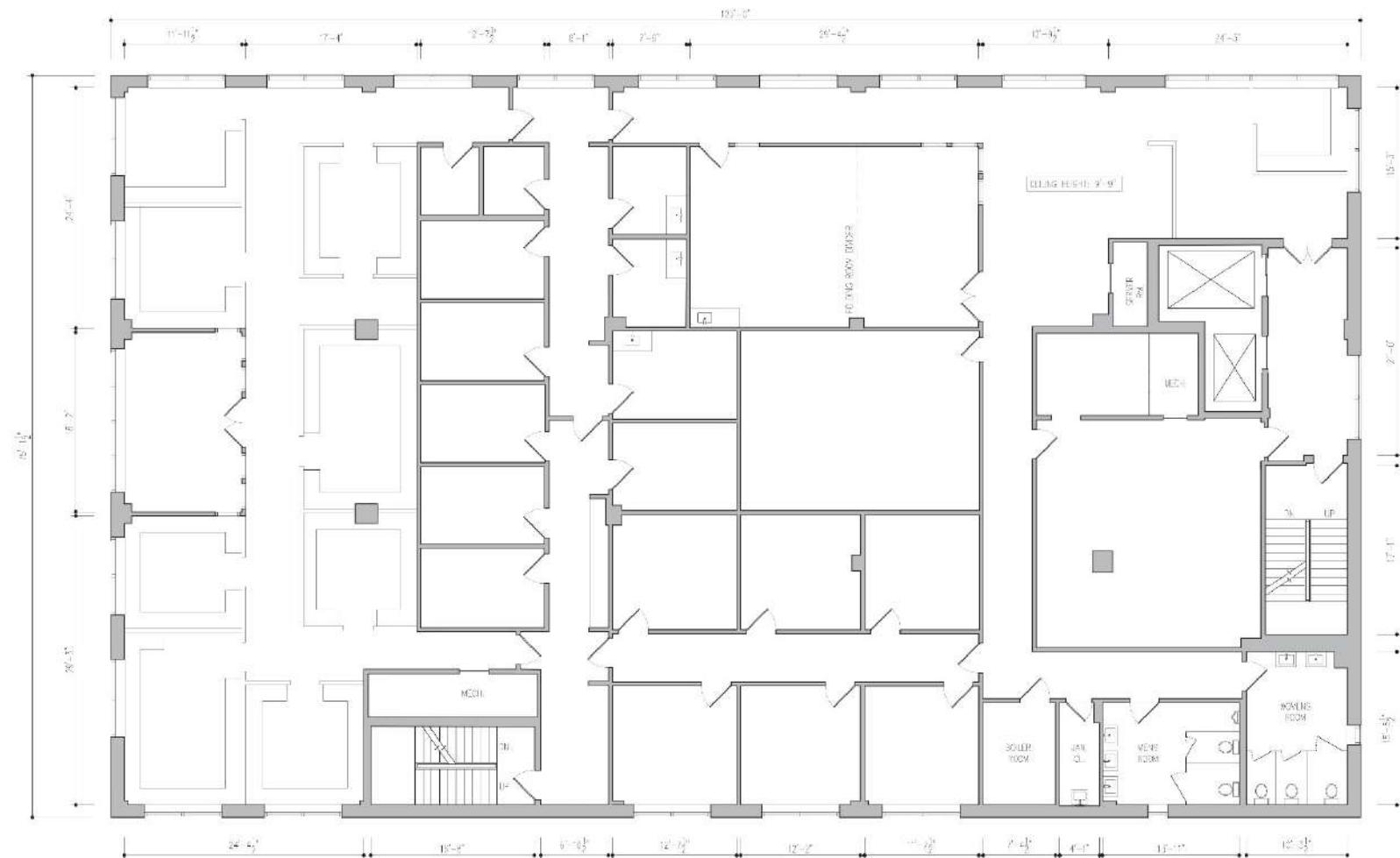
THIRD FLOOR | PROPERTY PHOTOS



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EAST HARLEM, NYC

BESÉN
RETAIL

THIRD FLOOR | FLOOR PLANS



1751 PARK AVENUE

EAST HARLEM, NYC

BESÉN
RETAIL

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

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EAST HARLEM, NYC

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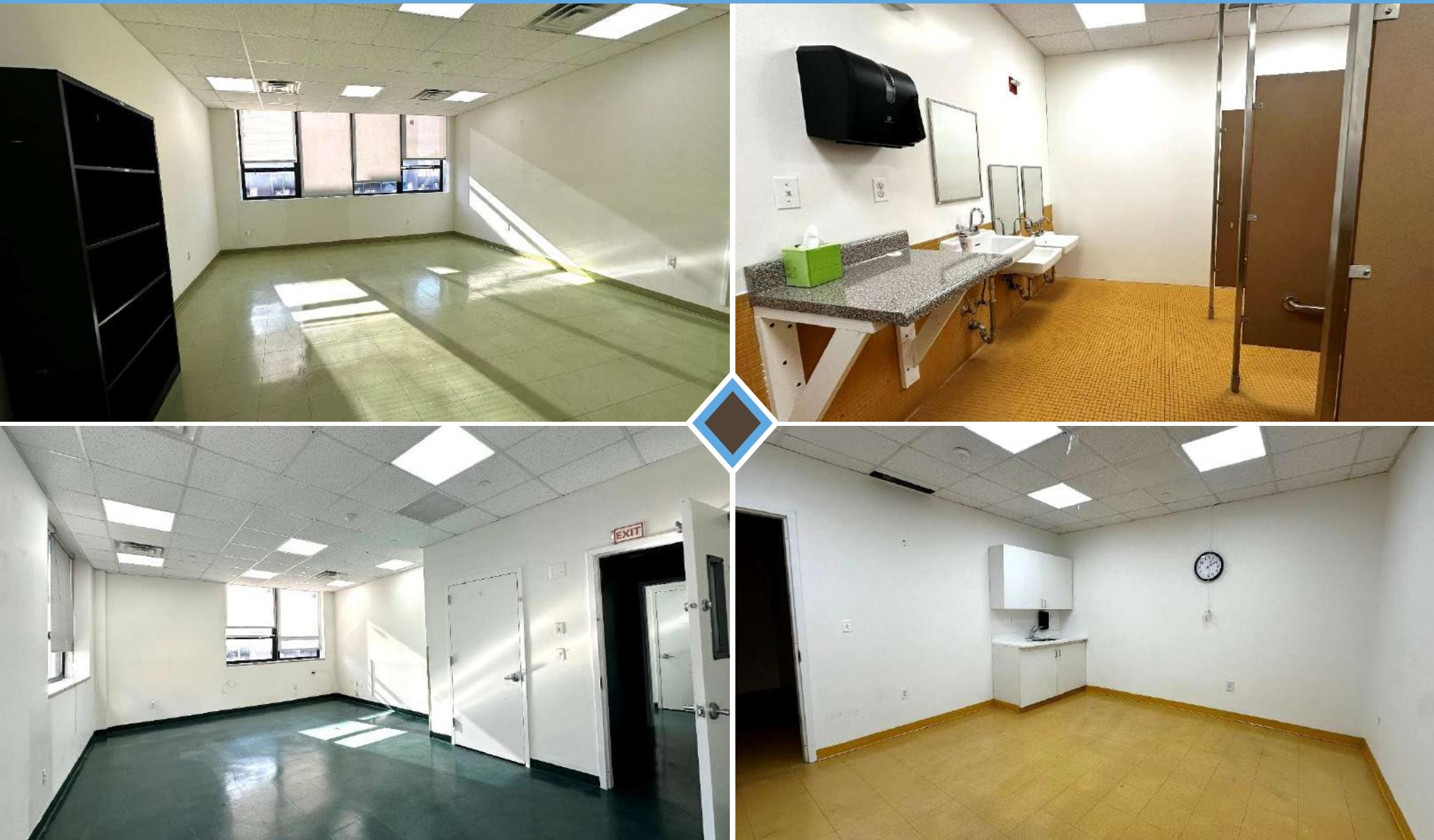
SECOND FLOOR | PROPERTY PHOTOS



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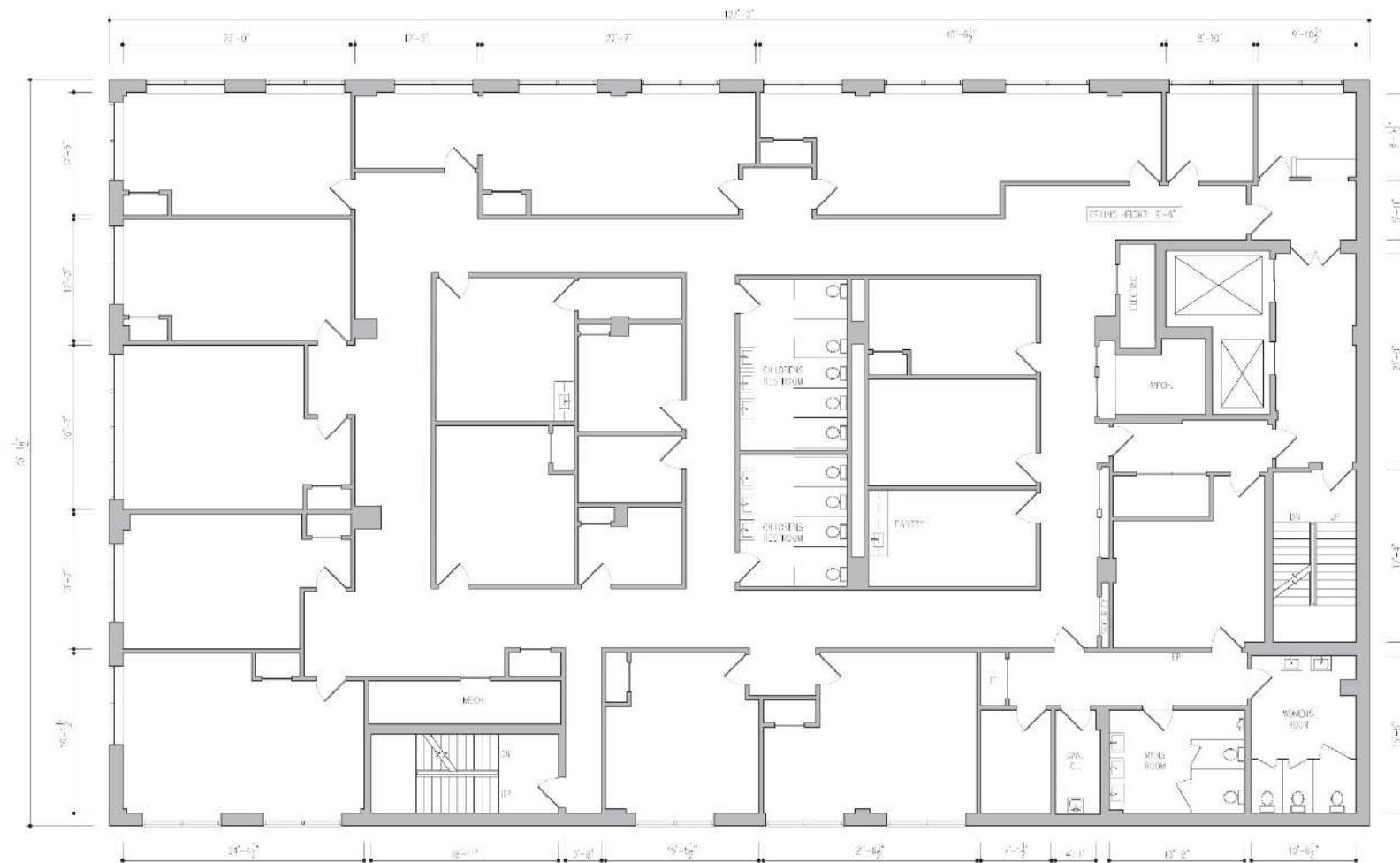
SECOND FLOOR | PROPERTY PHOTOS



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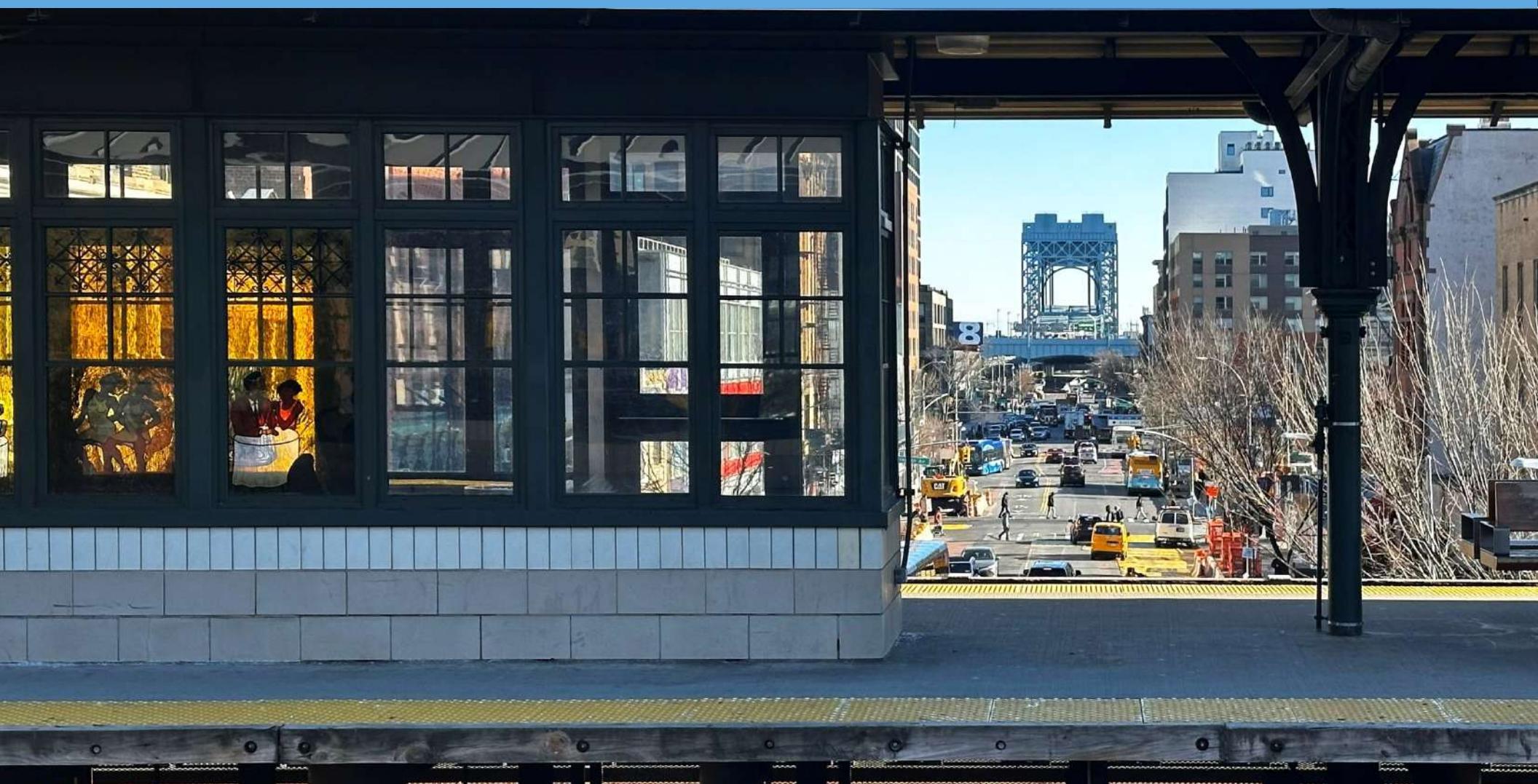
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NEIGHBORS INCLUDE: Red Rooster Harlem, The Good Good, Wonder Central Harlem, Sylla, The Corner Lounge Restaurant, Maisonetta, EJ Kitchen, Cucina Italiana Tavern, Bistro Casa Azul, Okis Soul Food Restaurant NYC, Chu Ros Thai NYC, Plue, La Cocina de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

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