

# 2298

## FREDERICK DOUGLASS BOULEVARD

CORNER OF 124TH STREET | HARLEM





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SIZE: 3,100 SF Ground Floor  
600 SF Lower Level

FRONTAGE: 130' wraparound

CEILING HEIGHT: 10'

POSSESSION: Immediate

ASKING RENT: Upon Request

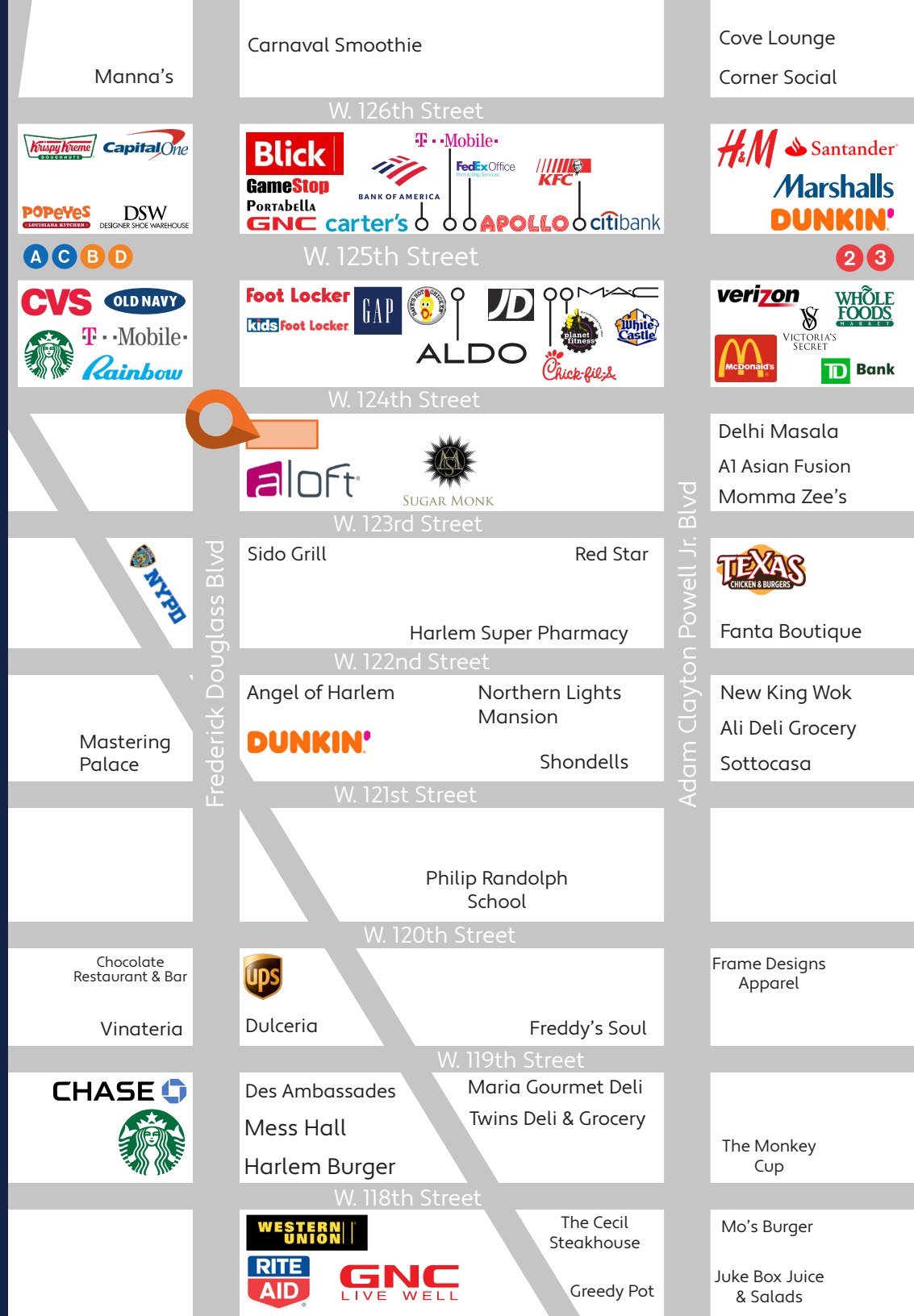
TRANSPORTATION: 2 3 B C D

## HIGHLIGHTS:

- Prime West Harlem Corner -124th Street
- Great Visibility with 130' of Wrap Around Frontage
- 1 Block from 125th Street retail Corridor
- Formerly Juno Medical --Fully Built out
- ADA Accessible with Multiple Means of Egress
- Base of 12 Story Building - 44 Units
- Adjacent to Aloft Hotel- 124 Rooms
- Denise Residential/Commercial Area
- Easily Accessed by All Major Transportation
- Multiple Means of Egress
- Great for Medical, Non Profit, Daycare, Office User, General Retail



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.



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## INTERIORS

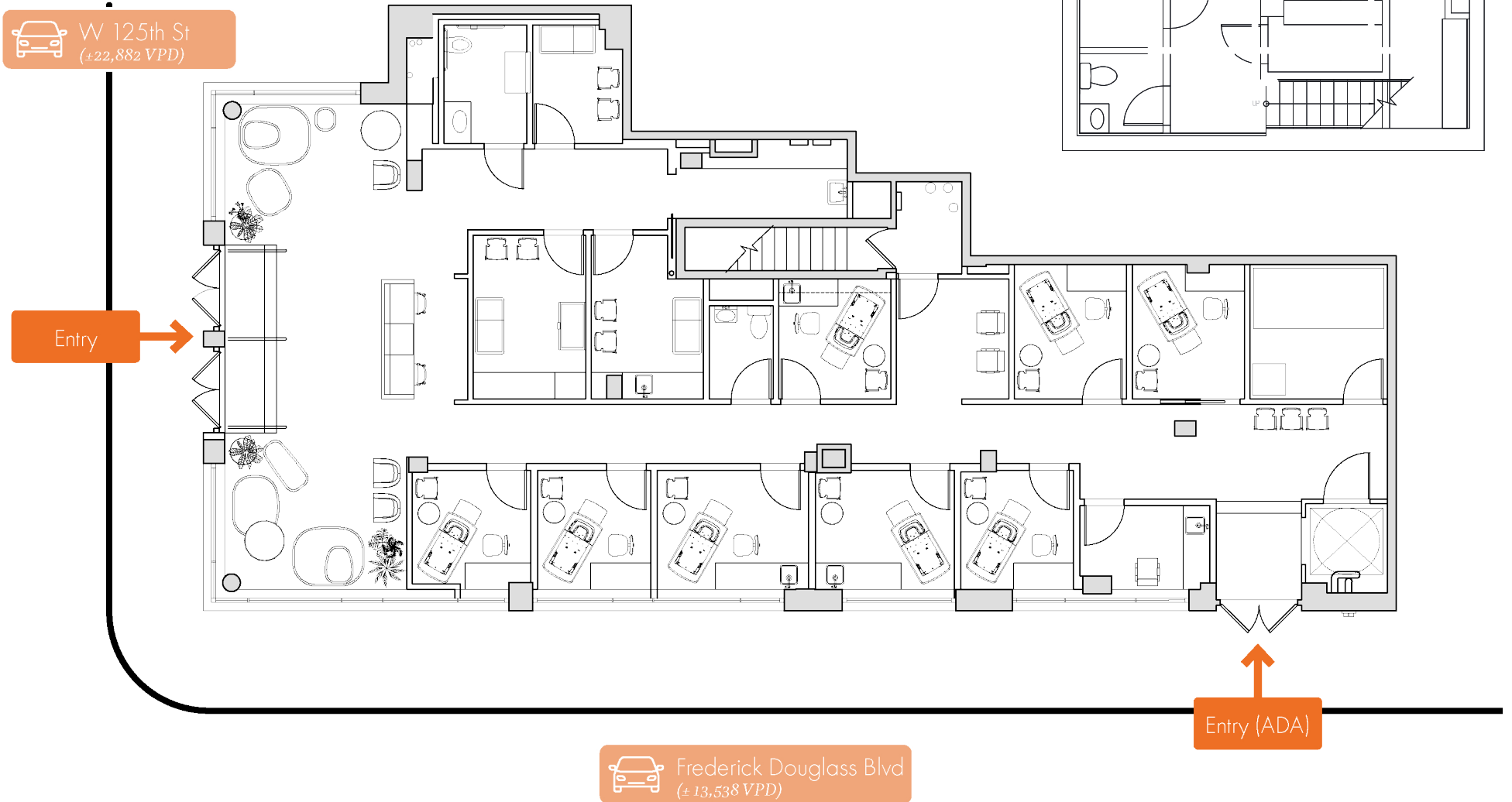


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FLOOR PLANS:  
GROUND FLOOR - 3,100 SF



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FOR MORE INFORMATION,  
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