

222 WEST 125TH STREET

between Adam Clayton Powell and
Frederick Douglass Blvds



BRAND NEW DEVELOPMENT FOR LEASE

CBRE



ENTIRE 6TH FLOOR	18,085 RSF
ENTIRE 5TH FLOOR	18,085 RSF
ENTIRE 4TH FLOOR	24,100 RSF
ENTIRE 3RD FLOOR	24,100 RSF
ENTIRE 2ND FLOOR	24,100 RSF
ENTIRE 1ST FLOOR	24,100 RSF
TOTAL:	132,570 RSF

BUILDING FEATURES

FANTASTIC BRANDING OPPORTUNITY

BRAND-NEW CONSTRUCTION

PRIME ADAM CLAYTON POWELL AND
125TH STREET LOCATION

2, 3, A, C & E SUBWAY LINES ONE BLOCK AWAY

PRIVATE LOBBY AND ELEVATOR

SEPARATE ENTRANCE AVAILABLE ON 124TH
STREET

MAGNIFICENT SLAB HEIGHTS

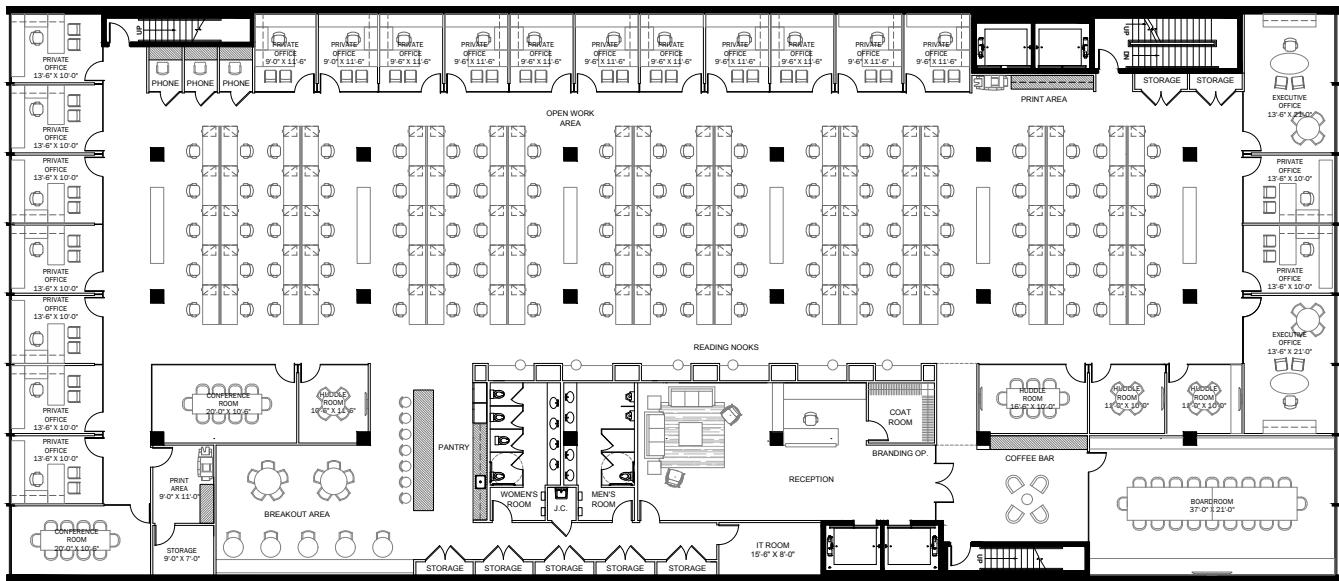
FLOOR TO CEILING WINDOWS

LANDLORD WILL PROVIDE TENANT
INSTALLATION

TOP HARLEM RESTAURANTS ALL WITHIN
SEVERAL BLOCKS

OFFICE INTENSIVE TEST FIT

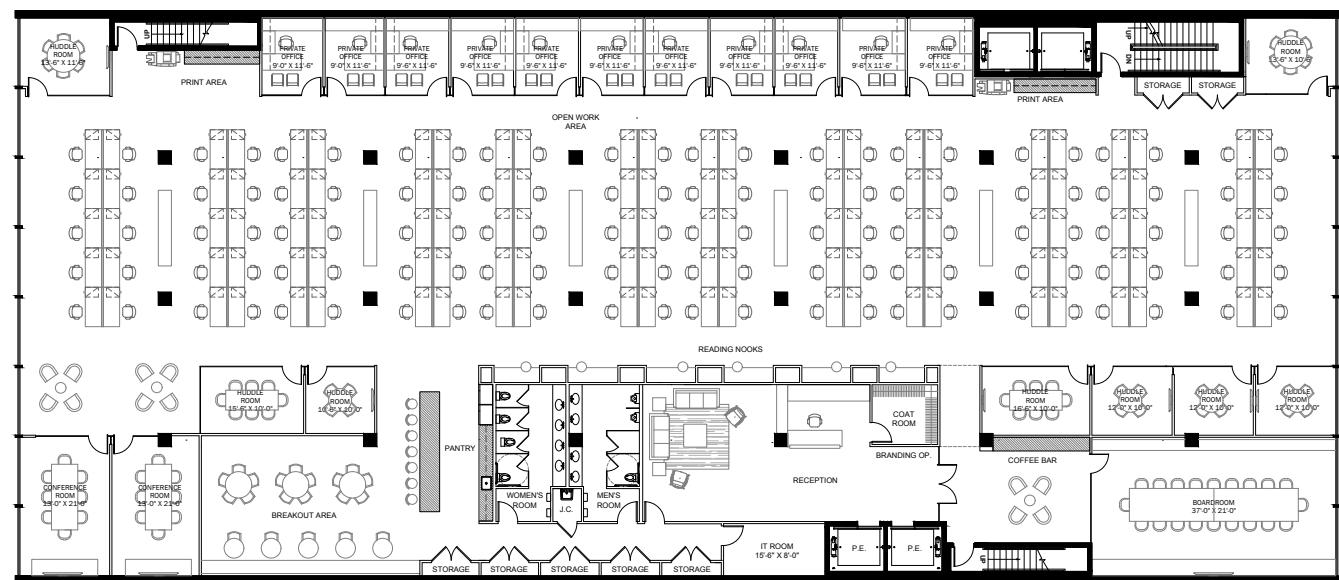
WEST 125TH STREET



WEST 124TH STREET

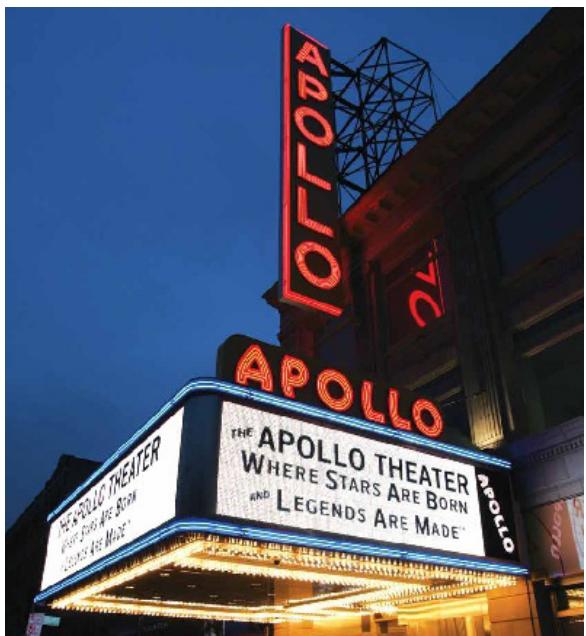
CREATIVE PLAN TEST FIT

WEST 125TH STREET



WEST 124TH STREET

PREMIER HARLEM LOCATION ON PRIME 125TH BLOCK





PARKS

- 1 Marcus Garvey Park
- 2 Jackie Robinson Community Garden
- 3 McNair Playground
- 4 Harlem River Park

GYMS

- 1 Harlem Yoga Studio
- 2 New York Sports Club
- 3 Planet Fitness

RESTAURANTS/ ATTRACTIIONS

- 1 Red Rooster
- 2 The Cecil
- 3 Sylvia's
- 4 Apollo Theater
- 5 Magic Johnson AMC Theater
- 6 National Jazz Museum - 58 W. 129th St.
- 7 Knox Gallery
- 8 Amy Ruth's
- 9 Corner Social
- 10 The Studio Museum in Harlem
- 11 Starbucks
- 12 Renaissance Fine Art (RFA)
- 13 Whole Foods - 100 W 125th St.
- 14 Chez Lucienne - 308 Lenox Ave.
- 15 Levain Bakery - 2167 Frederick Douglass Blvd

COMMERCIAL BUILDINGS

- 1 55 West 125th Street
- 2 215 West 125th Street
- 3 2090 Seventh Avenue
- 4 5 West 125th Street (WeWork)
- 5 229 Frederick Douglass Blvd. (Aloft Hotel)
- 6 233 West 125th Street (Marriott Hotel)

(RE)DEVELOPMENT SITES

- 1 260-262 West 125th Street (Victoria Theater)

222
WEST 125TH STREET

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