

THE MALT -HOUSE

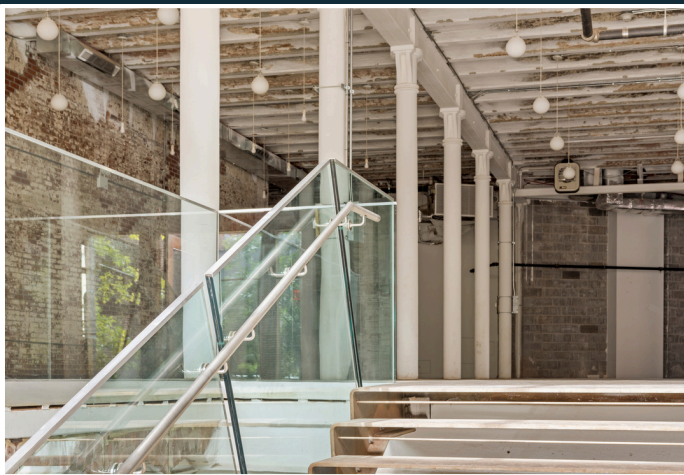
461 W 126TH ST

**BRIDGING HARLEM'S INDUSTRIAL
PAST WITH NYC'S INNOVATION FUTURE**

 DouglasElliman



"At the dawn of a new century, our high ceilings and large expanses of airy light will make the production of our golden nectar the envy of industry everywhere."
— Max E. Bernheimer / President and Treasurer, Bernheimer & Schwartz Pilsner Brewing Company



GROUND: 9,104 SF
(DIVISIBLE)



LOWER LEVEL: 1,088 SF



GROUND: 3,912 SF
LOWER LEVEL: 4,594 SF

A Landmark Revival: The Factory District

The Malt House is the newest addition to The Janus Property Company's 1.5 million RSF master-planned Factory District. From the mid-19th to early-20th century, the historic village of Manhattanville was an energetic industrial neighborhood, bursting with breweries and factories.

The Malt House: Where Old Meets New

The 200,000 RSF Malt House project combines 125,000 RSF of new construction Class A space with 75,000 RSF of completely renovated old brewery interiors.

Architecture & Aesthetics

The renovated brewery spaces feature authentic, dramatic elements, including original cast iron columns, brick vaulted ceilings, and striking steel structure.

The Innovation Triangle

Today, the Factory District is a world-class, mixed-use zone of elite educational, cultural, research, and life science institutions. It is envisioned as an "Innovation Triangle" connecting Columbia University, City College of New York (CCNY), and the world-famous 125th Street arts and culture corridor.

THE MALT HOUSE
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PROPERTY INFORMATION

APPROXIMATE SIZE

Ground Floor: 3,912 SF

Lower Level Floor: 4,594 SF

Ground Floor: 5,000 - 9,104 SF (DIVISIBLE)

Lower Level Floor: 1,088 SF

Lower Level Floor: 500 - 7,094 SF (DIVISIBLE)

SPACE DESCRIPTION

Ground Floor and/or Lower Level - The most unique and historically rich part of the building, ideal for creating a destination retail, food & beverage, or experiential concept.

IDEAL USE

Highly desirable for premium, independent concepts such as a Fashion Boutique, Speakeasy/Cocktail Bar, Listening Room, or flagship restaurant.

KEY FEATURES

- Original industrial architecture (Cast Iron & Brick)
- High Ceilings & Large Industrial Windows
- Dual Frontage onto Street and Rear Courtyard
- Mink Padel: Harlem's first open to the public Padel Courts
- Direct access to the Factory District's unique mid-block landscaped passageways and plazas

RETAIL FOR LEASE



High-Impact Amenity: The Malt House's Rear Outdoor Courtyard



The Malt House offers a rare amenity in the form of an exclusive, dedicated outdoor rear courtyard. Strategically positioned to serve as a true tenant magnet, this offers a seamless indoor-outdoor experience crucial for modern retail. It provides an ideal platform for al fresco dining or high-impact tenant programming, giving a unique competitive edge for The Malt House and The Factory District.



THE INNOVATION TRIANGLE

The district is home to growing commercial businesses, not-for-profits, and the students and researchers of the adjacent Columbia University (\$7 billion 17-acre expansion) and CUNY's flagship City College.

LOCAL AMENITIES & CULTURE

The neighborhood offers an unmatched collection of cultural institutions, including newly completed Studio Museum in Harlem, the Apollo Theater and the famous 125th Street corridor. The Factory District features mid-block landscaped passageways and plazas connecting The Malt House to The Taystee Building, Mink Building, and Sweets Building.

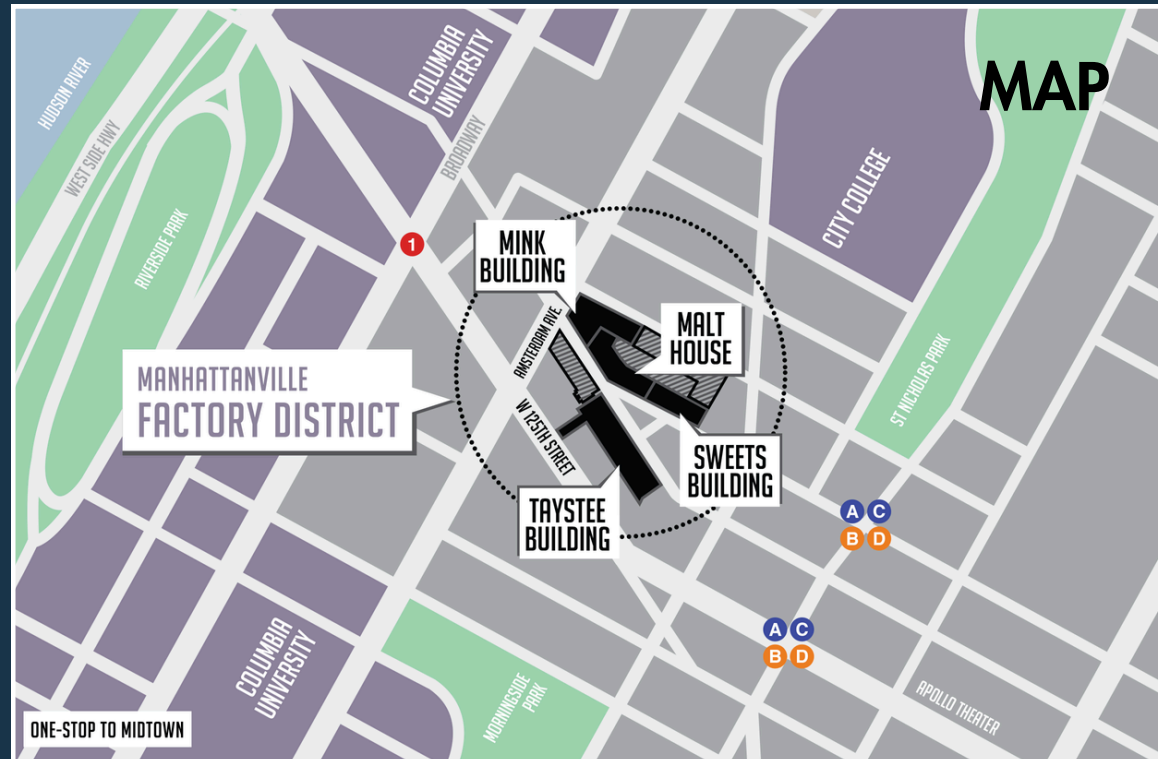
TRANSPORTATION



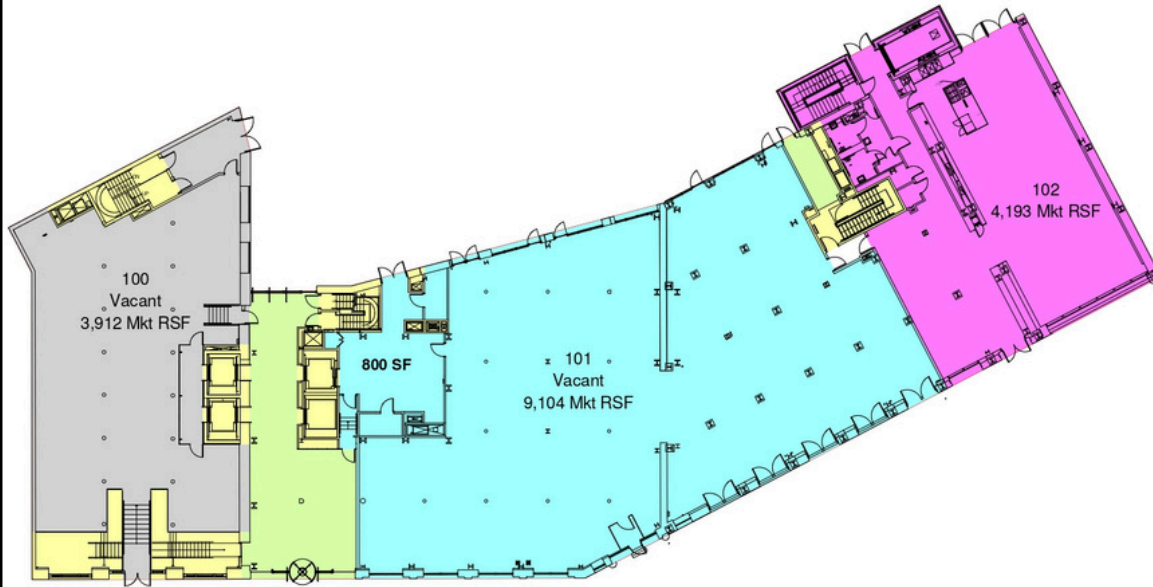
- Minutes from Midtown via the #1, A, B, C, D trains.



- Excellent access via the West Side Highway.



GROUND



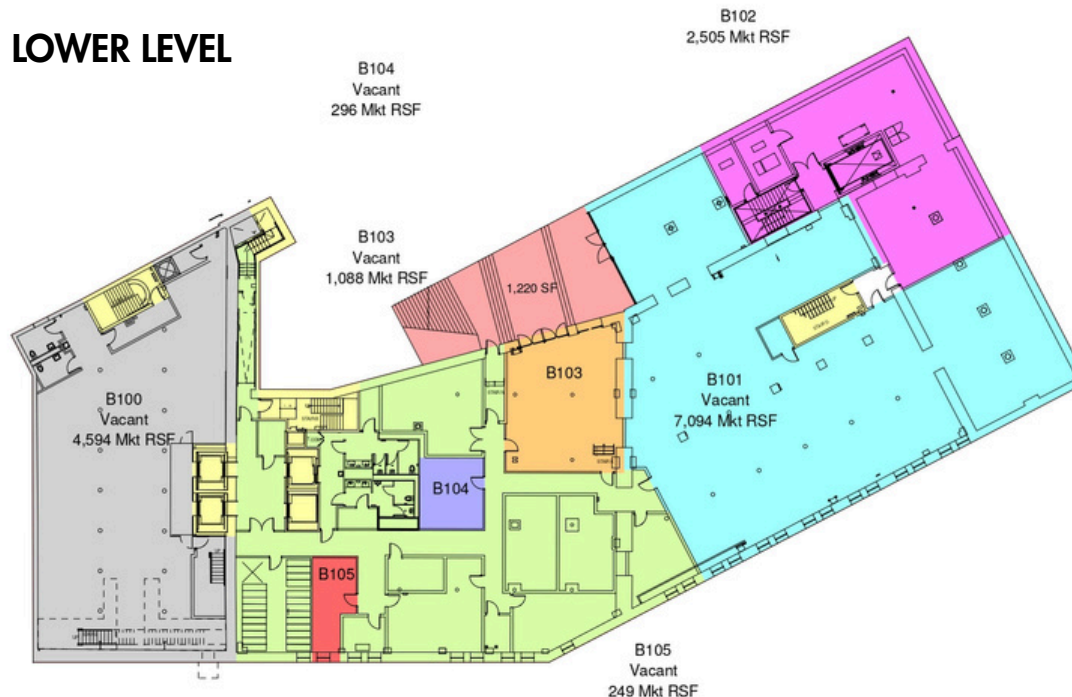
FLOOR PLANS

GROUND

TOTAL SF

- 3,912 SF
- 9,104 SF (DIVISIBLE)

LOWER LEVEL



LOWER LEVEL

TOTAL SF

- 4,594 SF
- 1,088 SF
- 500-7,094 SF

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CONTACT US:

WILLIAM ETHERIDGE

Associate Real Estate Broker
william.etheridge@elliman.com
M: 646.837.2641
O: 212.776.4362
@william_eth4

MCKENZIE RYAN

Associate Real Estate Broker
Sports & Entertainment Division

Office of McKenzie Ryan
mckenzie.ryan@elliman.com
M: 917.858.1828
@mckenzie_ryan

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