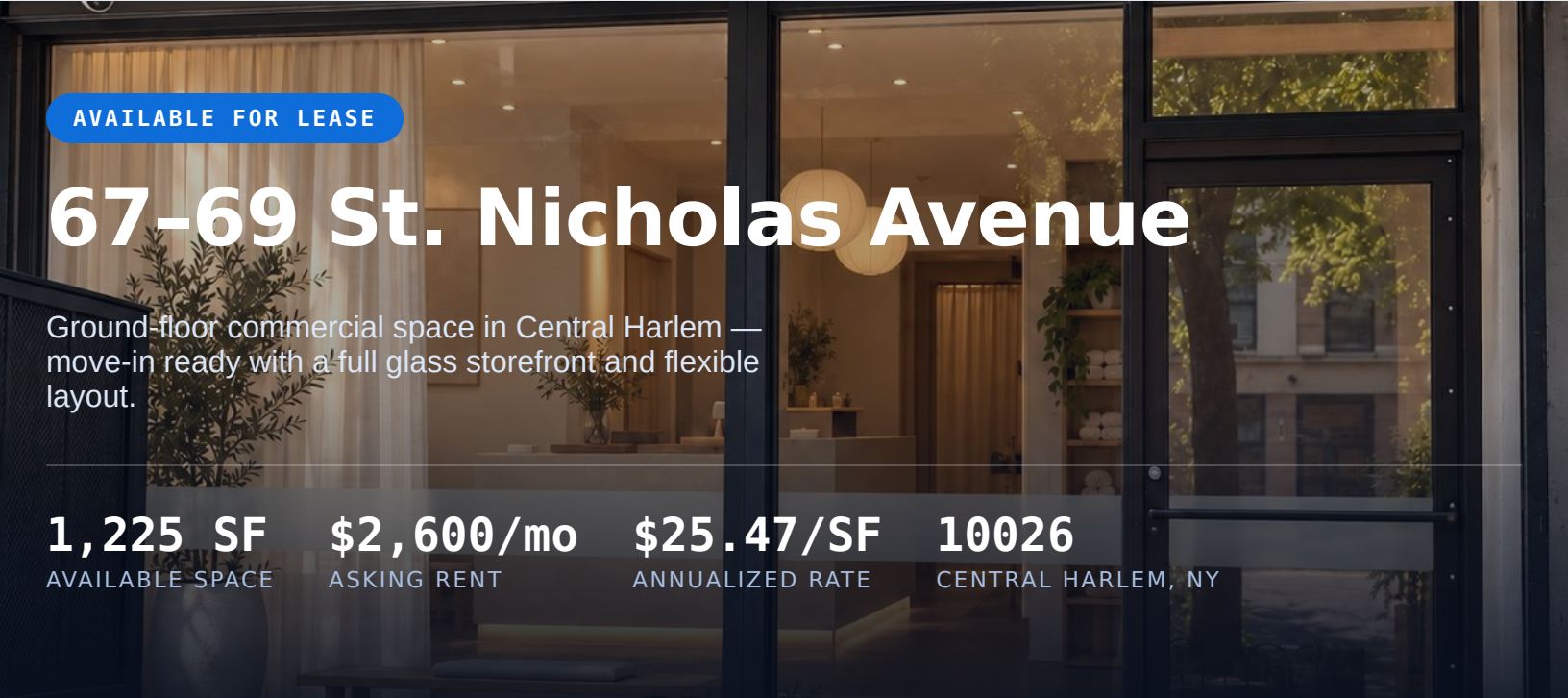




AVAILABLE FOR LEASE

67-69 St. Nicholas Avenue

Ground-floor commercial space in Central Harlem — move-in ready with a full glass storefront and flexible layout.

1,225 SF

\$2,600/mo

\$25.47/SF

10026

AVAILABLE SPACE

ASKING RENT

ANNUALIZED RATE

CENTRAL HARLEM, NY

1,225 SF	\$2,600	\$31,200	1904
Ground-Floor Unit	Per Month, Asking	Per Year, Asking	Building Vintage

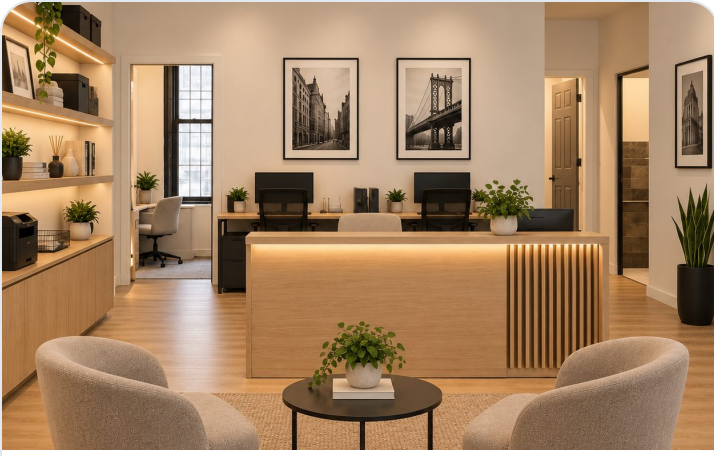
The Space

OVERVIEW

A ground-floor commercial unit on St. Nicholas Avenue, one of Central Harlem's principal north-south corridors. The unit presents with a full-height glass storefront, warm oak millwork, and integrated display shelving — a fit-out that reads equally well as retail, showroom, or gallery space.

Interior finishes carry through in a consistent palette of white oak, matte black fixtures, and poured concrete-tone flooring, with track lighting throughout and a built-in service counter toward the rear of the unit. The layout separates cleanly into a street-facing display area and a quieter back-of-house zone suited to a reception desk, fitting rooms, or private offices.

- Retail
- Showroom
- Studio
- Professional Office
- Ground-Floor Storefront



Rear-of-unit reception / office area

Gallery

ON-SITE VIEWS



Built for How You Use It

FLEXIBLE BUILD-OUT



PROFESSIONAL OFFICE

Open-Plan Workspace

The floor plate reads equally well as an open office — perimeter workstations, a shared conference table, and private rooms toward the rear for meetings or principal offices.



STUDIO

Studio & Wellness Use

Clear sightlines and a full-width storage wall support a class-based or studio use — yoga, fitness, or a wellness practice — without sacrificing the storefront's street presence.

Location

CENTRAL HARLEM, MANHATTAN

St. Nicholas Avenue runs the length of Central and West Harlem, connecting the neighborhood's residential blocks to Frederick Douglass Boulevard and Manhattan Avenue commercial strips to the west and St. Nicholas Park / City College to the east.

The immediate area is a mix of pre-war residential buildings, small-format retail, and neighborhood food and service businesses — a Harlem corridor with steady local foot traffic and a growing base of independent storefronts.

Exact walking distances to subway entrances and a detailed foot-traffic count are noted below as items to confirm directly with the listing broker.

- 01

Neighborhood

Central Harlem, Manhattan — ZIP 10026
- 02

Cross Streets (approx.)

Near West 113th Street, St. Nicholas Avenue
- 03

Nearby Transit

B/C trains (St. Nicholas Ave) and 2/3 trains (Central Park North–110th St) within the surrounding blocks — exact walk times to be confirmed
- 04

Nearby Green Space

St. Nicholas Park and Morningside Park
- 05

Area Institutions

City College of New York and Columbia / Morningside Heights to the south

Space Details		LEASE SNAPSHOT
Address	67–69 St. Nicholas Avenue, New York, NY 10026	
Available Space	1,225 SF	
Asking Rent	\$2,600 / month – \$31,200 / year	
Annualized Rate	\$25.47 / SF / year	
Space Type	Ground-floor commercial, full glass storefront	
Lease Term	To be confirmed with listing broker	
Lease Type	To be confirmed with listing broker	
Possession	To be confirmed with listing broker	
Permitted Use	To be confirmed with listing broker	
Listing Firm	Loftey LLC	
Listing Brokers	Kyle Hambas & Jermaine Davis	

NEEDS VERIFICATION

- Lease term, structure (gross / NNN), and security deposit requirement
- Certificate of occupancy / permitted use and any zoning restrictions
- Frontage width, ceiling height, basement or storage access, and restroom count
- HVAC condition and utility metering (separate vs. master)
- Exact walking distance to nearest subway entrances

Loftey

SCHEDULE A SHOWING

Let's get you in the door.

Reach out to the listing team at Loftey to arrange a walkthrough of 67-69 St. Nicholas Avenue or to request the remaining lease terms.

Call 917-499-3806

Loftey – Top 3% Brokerage on StreetEasy, Top 1.5% Nationally (RealTrends)

Kyle Hambas

LISTING BROKER

Jermaine Davis

LISTING BROKER

917-499-3806

DIRECT LINE

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