

1825

PARK AVENUE

HARLEM AT ITS BEST

SAVANNA



CBRE



INSTITUTIONAL OWNERSHIP

ALL SPACES HAVE GREAT LIGHT & VIEWS

FLEXIBLE SPACE SIZES & LEASE TERMS

24/7 SECURITY GUARD

BEAUTIFULLY RENOVATED LOBBY

ON-SITE BUILDING STAFF

**BEST ACCESS TO TRANSPORTATION
(METRO-NORTH RAILROAD, MTA SUBWAYS & BUSES)**

\$47 / SQUARE FOOT

FLOOR

RSF

NOTES

PARTIAL 11TH 1,888

LANDLORD WILL BUILD TO SUIT

ENTIRE 6TH 11,393

CAN BE MADE AVAILABLE JULY 2025

PARTIAL 6TH 1,912

MOVE IN CONDITION

PARTIAL 6TH 1,545

MOVE IN CONDITION

PARTIAL 6TH 936

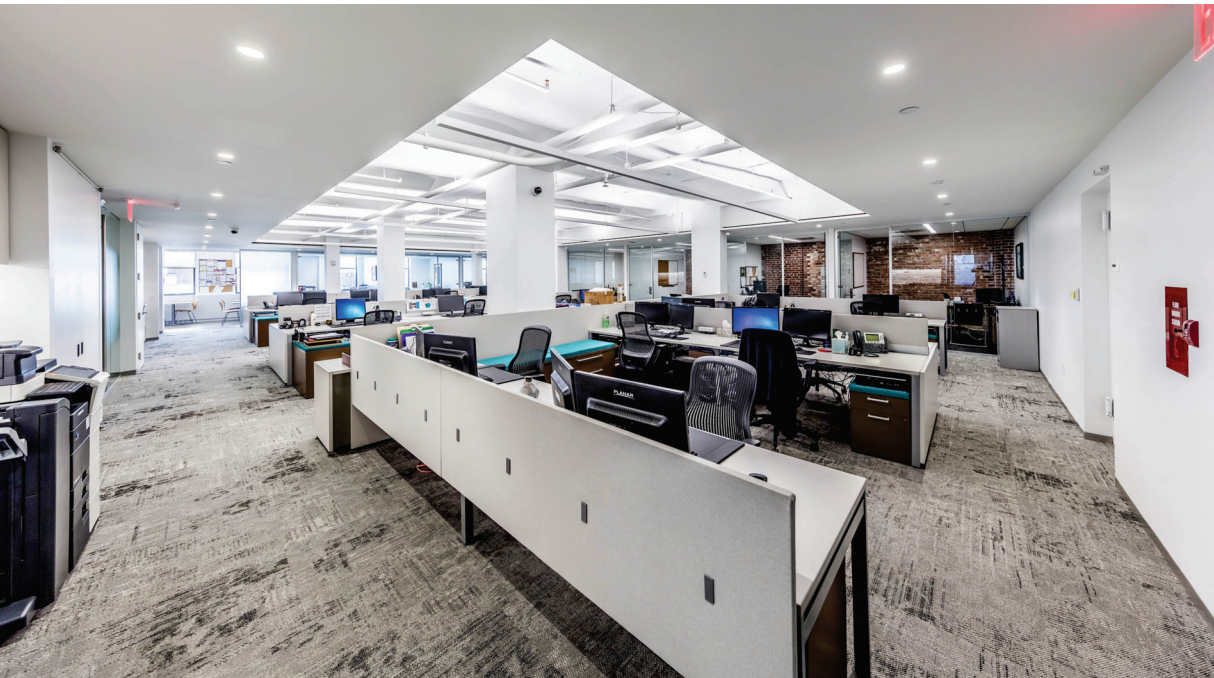
MOVE IN CONDITION

ENTIRE 5TH 11,393

AVAILABLE JULY 2025

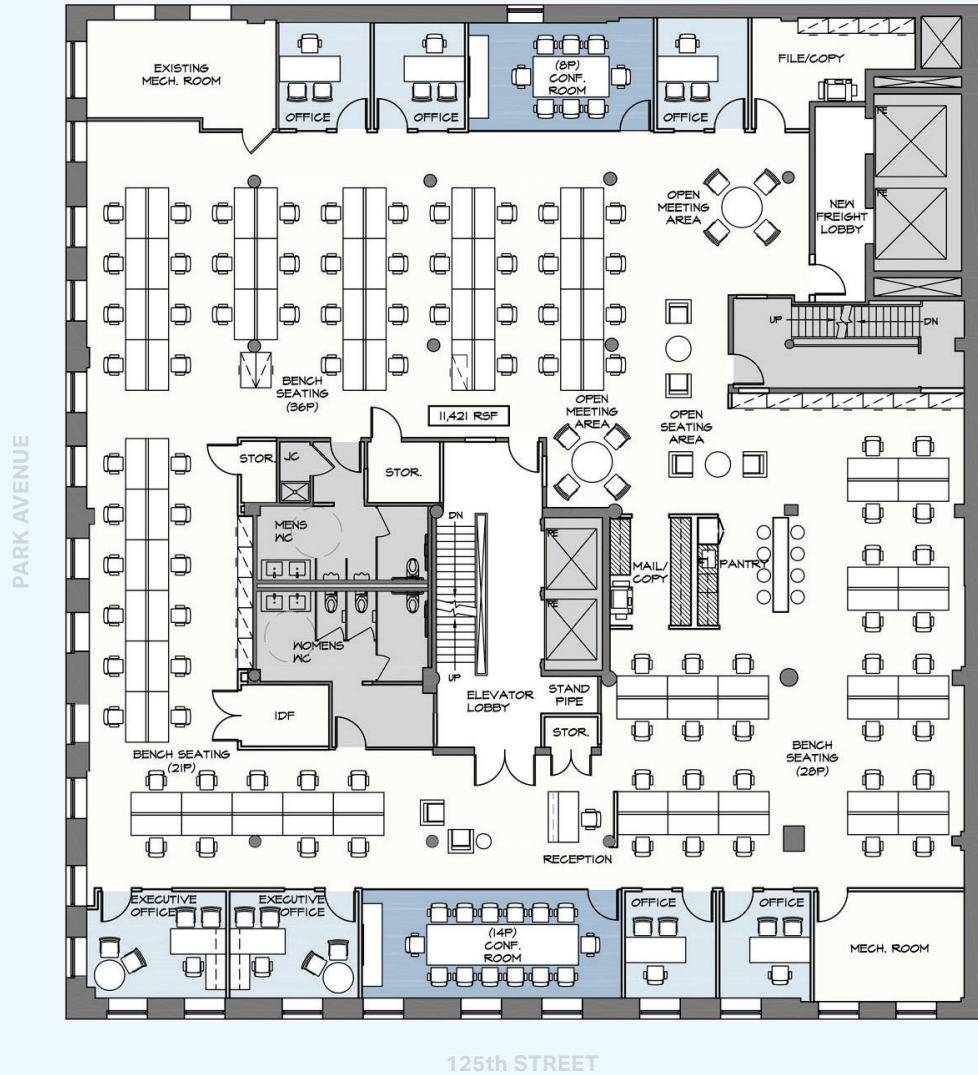
PARTIAL 2ND 2,636

LANDLORD WILL BUILD TO SUIT, GREAT WINDOW SIGNAGE OPPORTUNITY



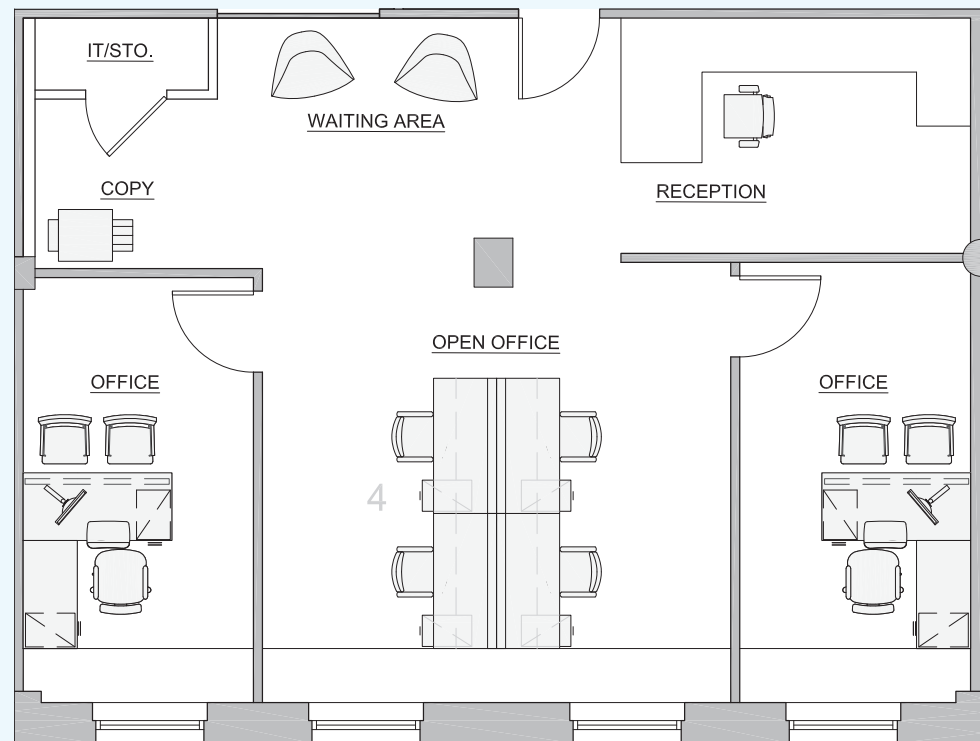
ENTIRE 5TH FLOOR TEST-FIT 11,421 RSF

Executive Office	2
Office	5
Bench Seating	86
Reception	1
Total Occupants	92



PARTIAL 6TH FLOOR AS-BUILT 1,545 RSF

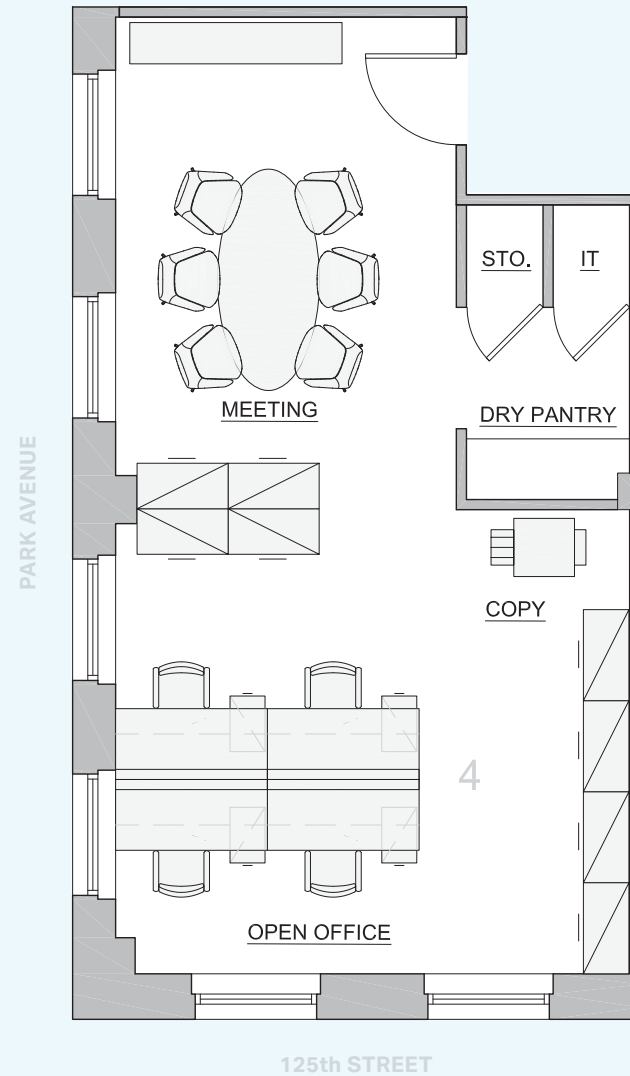
Reception	1
Offices	2
Workstations	4
IT/Storage	1
Total Occupants	7



125th STREET

PARTIAL 6TH FLOOR AS-BUILT 936 RSF

Workstations	4
Meeting	1
Pantry	1
Storage	1
IT	1
Total Occupants	4



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PARK AVENUE

HARLEM AT ITS BEST

PAUL WALKER

Paul.Walker@cbre.com

+1 (212) 984 7117

SAVANNA



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