



# 20 E. 125th St., Harlem

Premier 1,100 sqft Commercial Office Space for Rent

Prime Harlem location at the heart of the iconic 125th Street corridor. Ideal for businesses seeking unparalleled visibility, accessibility, and authentic community presence in one of New York City's most dynamic neighborhoods.

**Mahir Sadman**, Compass

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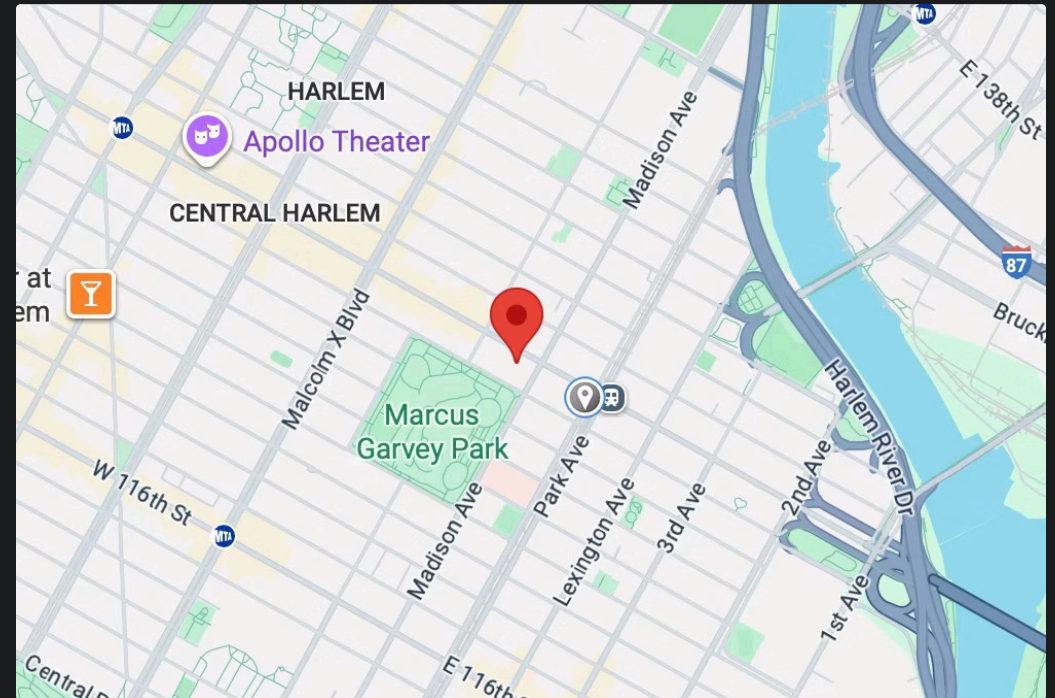
# Location & Accessibility: The Pulse of Harlem's Business District

## Unmatched Transit Connectivity

Located on 125th Street between 5th Avenue and Madison Avenue, this space offers exceptional access to Metro North's 125th Street Station and multiple subway lines (4, 5, 6, 2, 3). Your team and clients connect seamlessly to all five NYC boroughs and beyond.

## Extraordinary Foot Traffic

Over **225,000 daily pedestrians** and **175,000 commuters** pass through this corridor every day, providing unmatched exposure for your brand and business operations.



### Multiple Transit Lines

4, 5, 6, 2, 3 trains plus Metro North



### 225K+ Daily Pedestrians

High visibility exposure



### Central Harlem Hub

Between 5th Ave & Madison

# Building Features & Space Overview

1

## Expansive Signage Opportunities

Leverage prominent street-facing windows for powerful brand presence and visibility on one of Harlem's busiest commercial corridors. Your signage will be seen by hundreds of thousands daily.

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## Light-Filled, Professional Space

Window-filled workspace creates an airy, inspiring environment that enhances productivity and employee satisfaction. Natural light throughout the entire office footprint.

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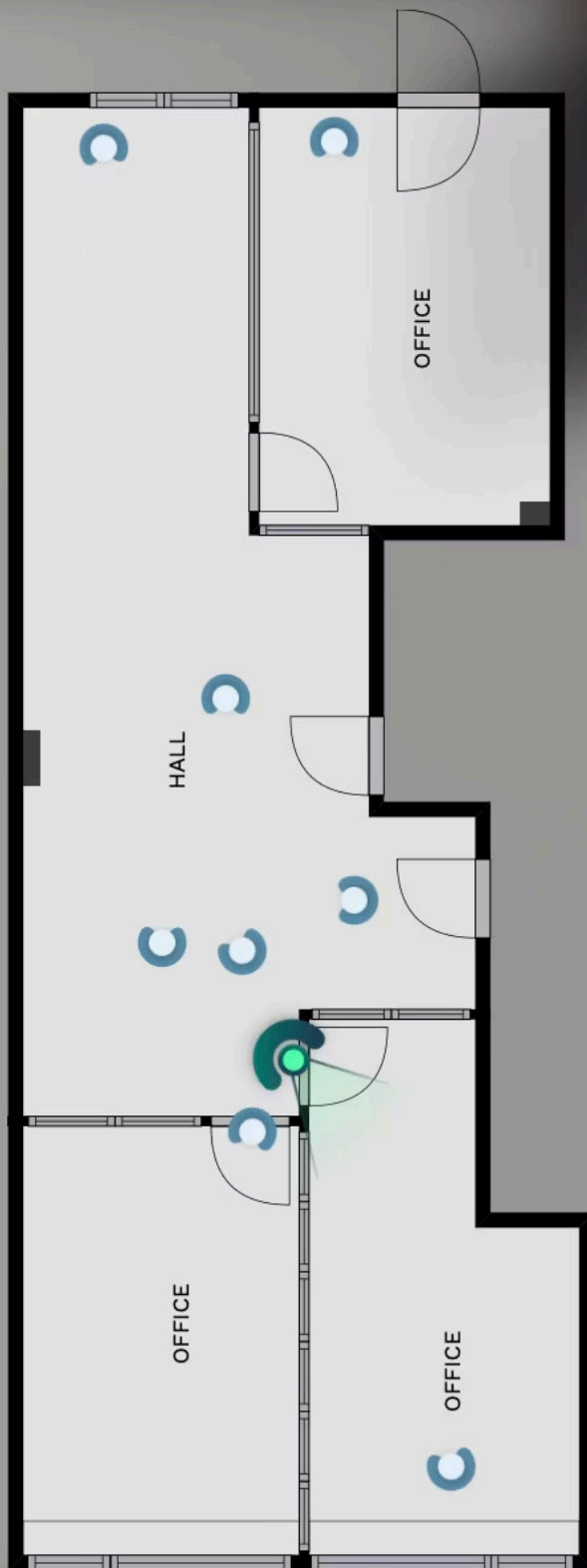
## Turnkey Delivery

Move in ready with minimal disruption to your operations. The space is delivered fully prepared for immediate occupancy, saving you time and buildout costs.

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## Early Availability

Secure your space now for occupancy as early as Q1 2026. Perfect timing to plan your expansion or relocation strategy with confidence.





# Tenant Benefits & Competitive Edge

## Exceptional Value Proposition

This turnkey office space is thoughtfully designed to accommodate commercial, creative, nonprofit, government, or medical use. Flexible layouts support diverse business models and operational needs.

Position your organization within Harlem's vibrant community, benefiting from the neighborhood's growing economic momentum, cultural richness, and strong local support for businesses that contribute to the area's revitalization.

## Tax Credit Opportunities

Eligible tenants can leverage the **New York Relocation and Employment Assistance Program (REAP)** tax credits, significantly reducing occupancy costs and improving your bottom line. This rare below-market pricing in a rapidly appreciating market offers exceptional ROI potential.



# Market Opportunity & Growth Potential

## Booming Commercial Market

Harlem's commercial real estate landscape is experiencing unprecedented growth with new developments, rising property values, and increased investor interest transforming the neighborhood.

## Premier Business Corridor

125th Street serves as Harlem's central commercial artery, attracting diverse businesses from retail to professional services, creating a dynamic mixed-use ecosystem with consistent foot traffic.

## Cultural & Economic Vitality

Position your business in a culturally rich, economically vibrant neighborhood with deep community roots and forward momentum. Harlem's unique identity creates authentic brand alignment opportunities.

The convergence of major transit infrastructure, steady commuter access, and Harlem's ongoing renaissance creates a compelling opportunity for businesses seeking growth, visibility, and community connection in New York City.

# Ready to Elevate Your Business at 20 E. 125th St.

## Flexible Leasing Options

Customized terms tailored to your specific space requirements and business timeline. We work with you to structure the ideal lease for long-term success.

## Competitive Below-Market Rents

Exceptional value with turnkey delivery in a prime Harlem location. Maximize your real estate investment while minimizing upfront costs.

## Schedule Your Tour Today


Experience the space firsthand and envision your business thriving in this dynamic location. Request detailed leasing information now.




## Contact Us

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**Call Now**

**Email**