

# +/-6,780 SF MEDICAL/PROFESSIONAL OFFICE

324 W. 125th Street | New York, New York 10035

## FOR SUBLEASE



Commercial



# EXECUTIVE SUMMARY

324 W. 125th Street | New York, New York 10035 | SUBLEASE

<b>Available SF:</b>	+/- 6,780 SF	<b>Floor:</b>	Second
<b>Number of Units:</b>	1	<b>Lease Rate</b>	Price on Request

For more information or to arrange a showing contact Ozie Farrell

## Property Overview

Prime Medical or Professional Office Sublease – East Harlem

Incredible sublease opportunity in the heart of East Harlem. This second-floor office space is prominently located on a highly visible corner of East 125th Street, directly above CVS. +/- 6,780 SF Prime Medical or Professional office space in move in condition.

With elevator access and excellent street presence, the space is ideal for any medical, dental, or professional office use.

Twelve (12) years remain on a twenty (20) year lease, offering long-term stability. The former tenant is highly motivated to make a deal—perfect for a growing practice or business seeking a turnkey location in a vibrant, high-traffic corridor. Owner is willing to negotiate terms and pricing for the right tenant.

Exclusively represented by:

**Michael G. Murphy**

President | Commercial Division  
631.858.2460 Email: michael.murphy@elliman.com

**OZIE FARRELL**

Licensed Real Estate Salesperson  
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ZWANGER-PESIRI RADIOLOGY

MRI CT XRAY MAMMO SONO

ENTRANCE AROUND CORNER

NOW OPEN

MRI CT XRAY MAMMO SONO

MRI CT DEXA

NOW OPEN

CVS pharmacy

CVS pharmacy

ZWANGER-PESIRI RADIOLOGY

STARBUCKS

# ADDITIONAL PHOTOS

324 W. 125th Street | New York, New York 10035 | SUBLEASE



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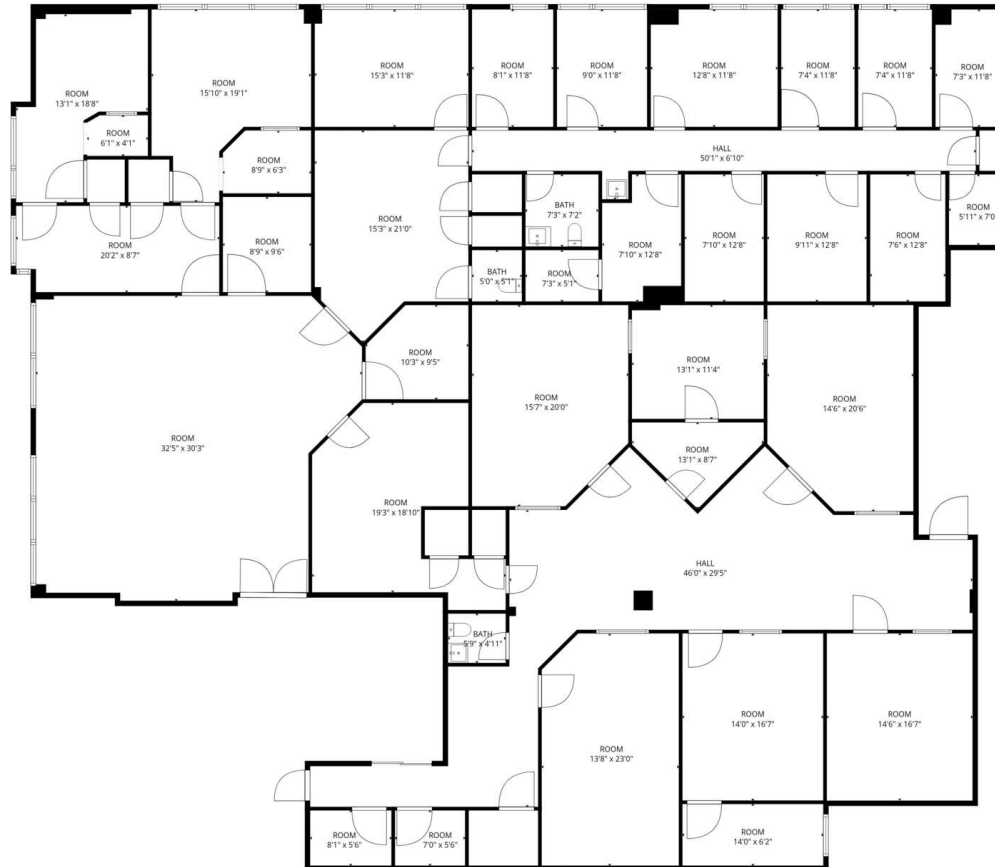
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# FLOOR PLAN

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**TOTAL: 6780 sq. ft**  
1st floor: 6780 sq. ft  
EXCLUDED AREAS: LOW CEILING: 25 sq. ft, WALLS: 204 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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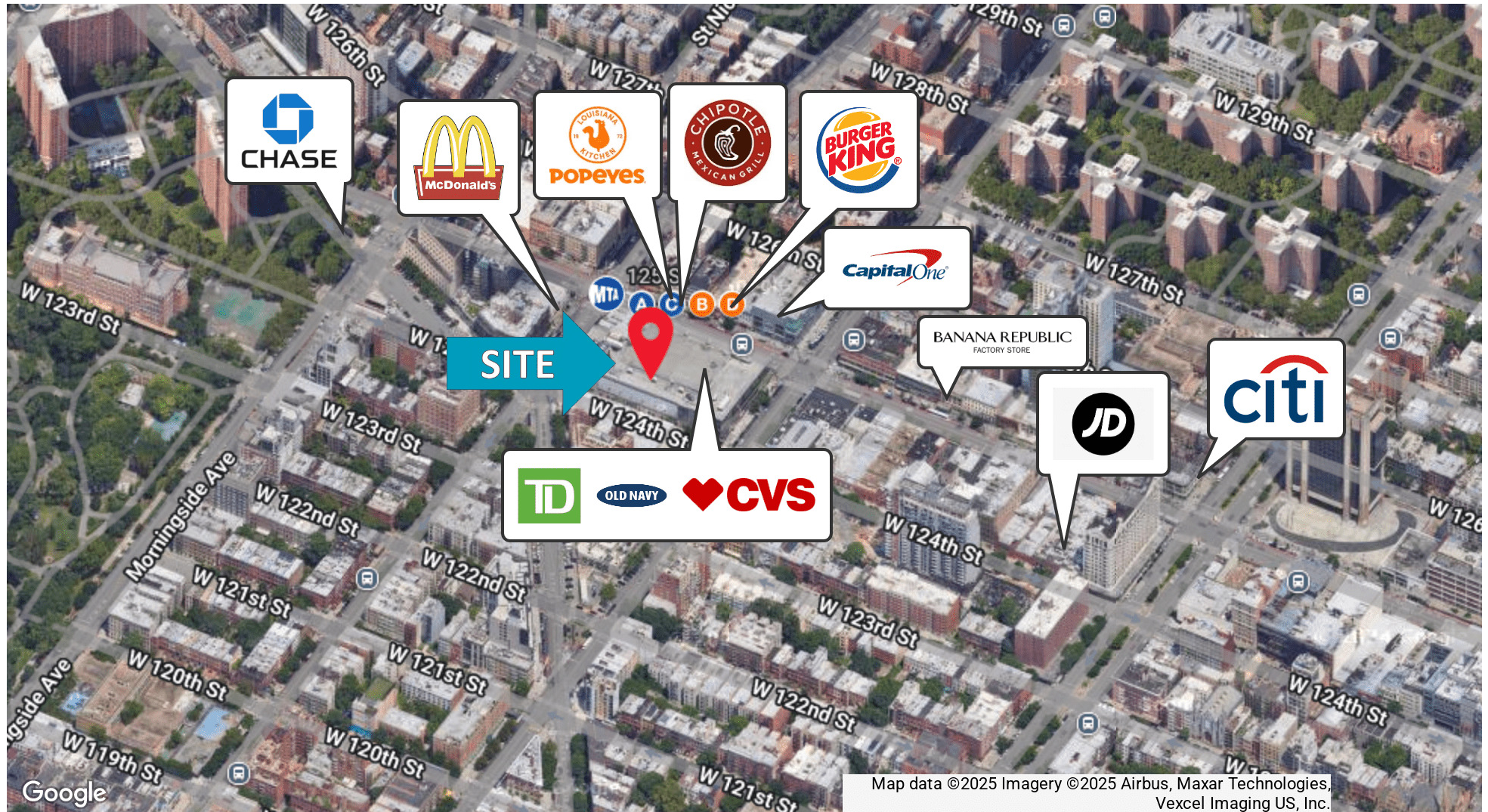
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# RETAILER MAP

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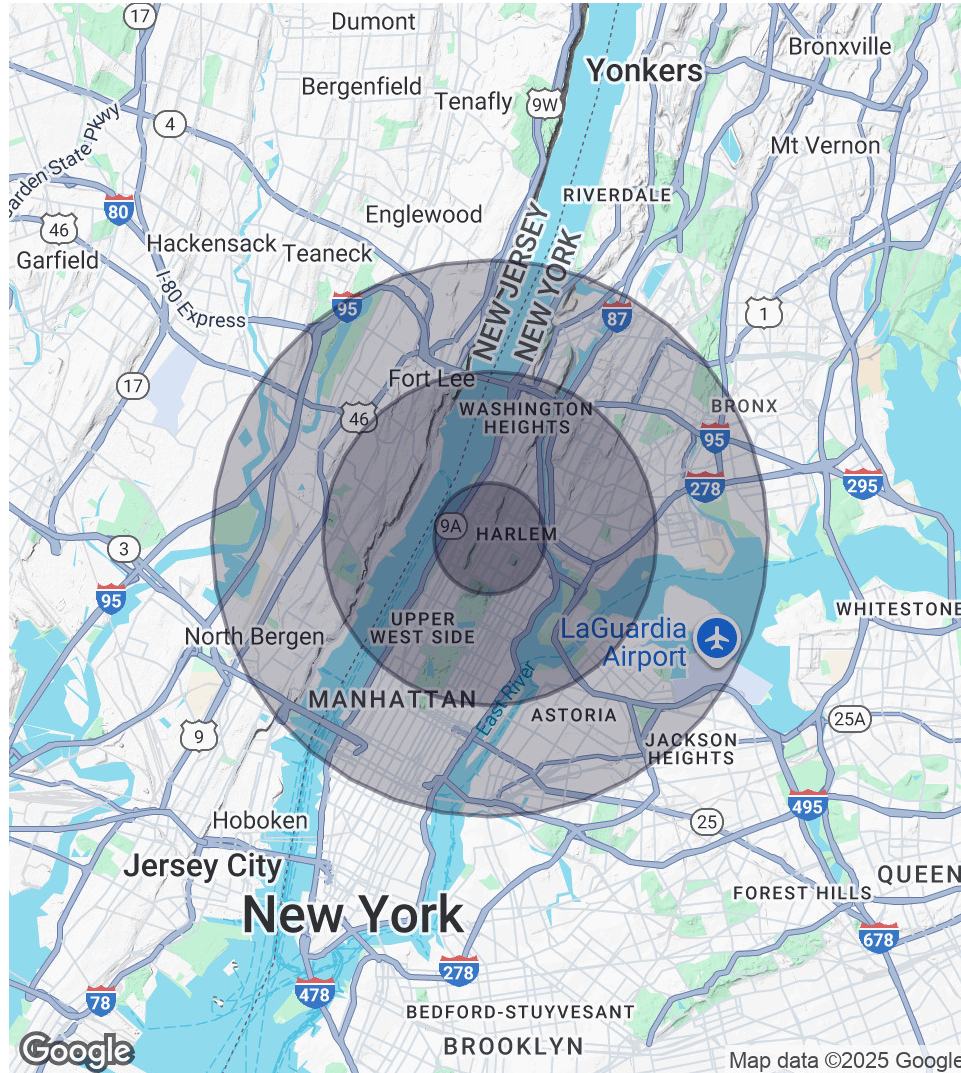
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# DEMOGRAPHICS MAP & REPORT

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## 1 Mile Radius

**Population**  
208,828  
**Households**  
86,535  
**Average HH Income**  
\$99,769

## 3 Miles Radius

**Population**  
1,218,641  
**Households**  
514,640  
**Average HH Income**  
\$112,282

## 5 Miles Radius

**Population**  
2,473,639  
**Households**  
1,037,296  
**Average HH Income**  
\$110,614

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## We Are Commercial Real Estate

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