

222 WEST 125TH STREET

between Adam Clayton Powell and
Frederick Douglass Blvds



BRAND NEW DEVELOPMENT FOR LEASE

CBRE



| | |
|-------------------------|--------------------|
| ENTIRE 6TH FLOOR | 18,085 RSF |
| ENTIRE 5TH FLOOR | 18,085 RSF |
| ENTIRE 4TH FLOOR | 24,100 RSF |
| ENTIRE 3RD FLOOR | 24,100 RSF |
| ENTIRE 2ND FLOOR | 24,100 RSF |
| ENTIRE 1ST FLOOR | 24,100 RSF |
| TOTAL: | 132,570 RSF |

BUILDING FEATURES

FANTASTIC BRANDING OPPORTUNITY

BRAND-NEW CONSTRUCTION

PRIME ADAM CLAYTON POWELL AND

125TH STREET LOCATION

2, 3, A, C & E SUBWAY LINES ONE BLOCK AWAY

PRIVATE LOBBY AND ELEVATOR

SEPARATE ENTRANCE AVAILABLE ON 124TH

STREET

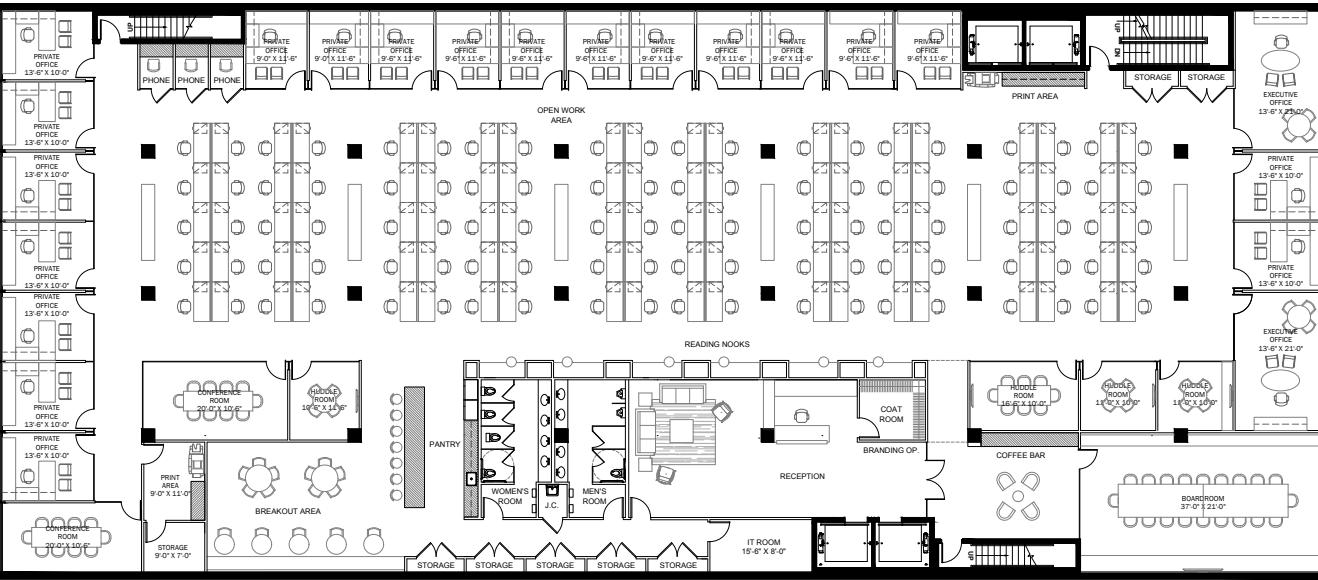
MAGNIFICENT SLAB HEIGHTS

FLOOR TO CEILING WINDOWS

LANDLORD WILL PROVIDE TENANT
INSTALLATION

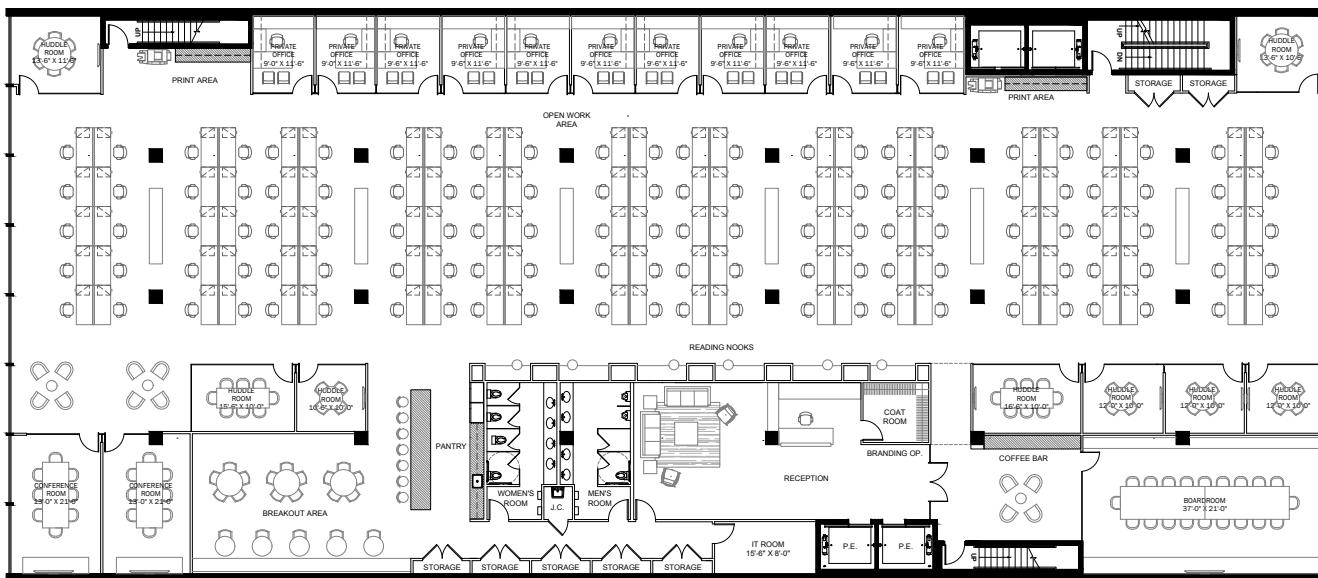
TOP HARLEM RESTAURANTS ALL WITHIN
SEVERAL BLOCKS

OFFICE INTENSIVE TEST FIT



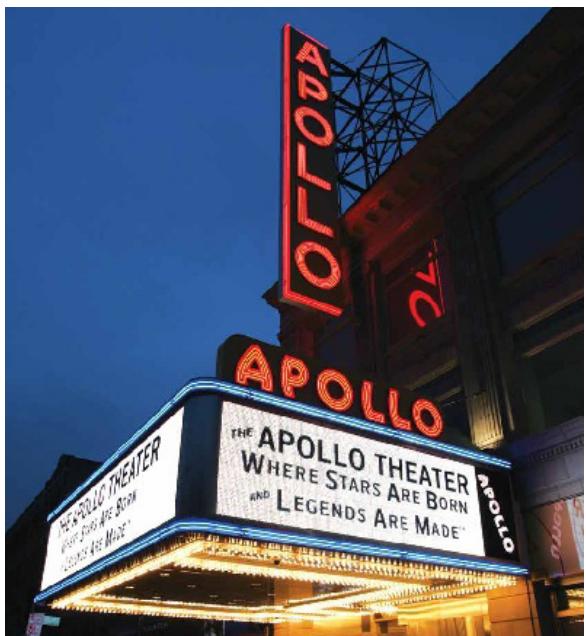
WEST 124TH STREET

CREATIVE PLAN TEST FIT



WEST 124TH STREET

PREMIER HARLEM LOCATION ON PRIME 125TH BLOCK





PARKS

- 1 Marcus Garvey Park
- 2 Jackie Robinson Community Garden
- 3 McNair Playground
- 4 Harlem River Park

GYMS

- 1 Harlem Yoga Studio
- 2 New York Sports Club
- 3 Planet Fitness

RESTAURANTS/ ATTRACTI0NS

- 1 Red Rooster
- 2 The Cecil
- 3 Sylvia's
- 4 Apollo Theater
- 5 Magic Johnson AMC Theater
- 6 National Jazz Museum - 58 W. 129th St.
- 7 Knox Gallery
- 8 Amy Ruth's
- 9 Corner Social
- 10 The Studio Museum in Harlem
- 11 Starbucks
- 12 Renaissance Fine Art (RFA)
- 13 Whole Foods - 100 W 125th St.
- 14 Chez Lucienne - 308 Lenox Ave.
- 15 Levain Bakery - 2167 Frederick Douglass Bl

COMMERCIAL BUILDINGS

- 1** 55 West 125th Street
- 2** 215 West 125th Street
- 3** 2090 Seventh Avenue
- 4** 5 West 125th Street (WeWork)
- 5** 229 Frederick Douglas Blvd. (Aloft Hotel)
- 6** 233 West 125th Street (Marriott Hotel)

(RE)DEVELOPMENT SITES

1 260-262 West 125th Street (Victoria Theater)

222
WEST 125TH STREET

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