

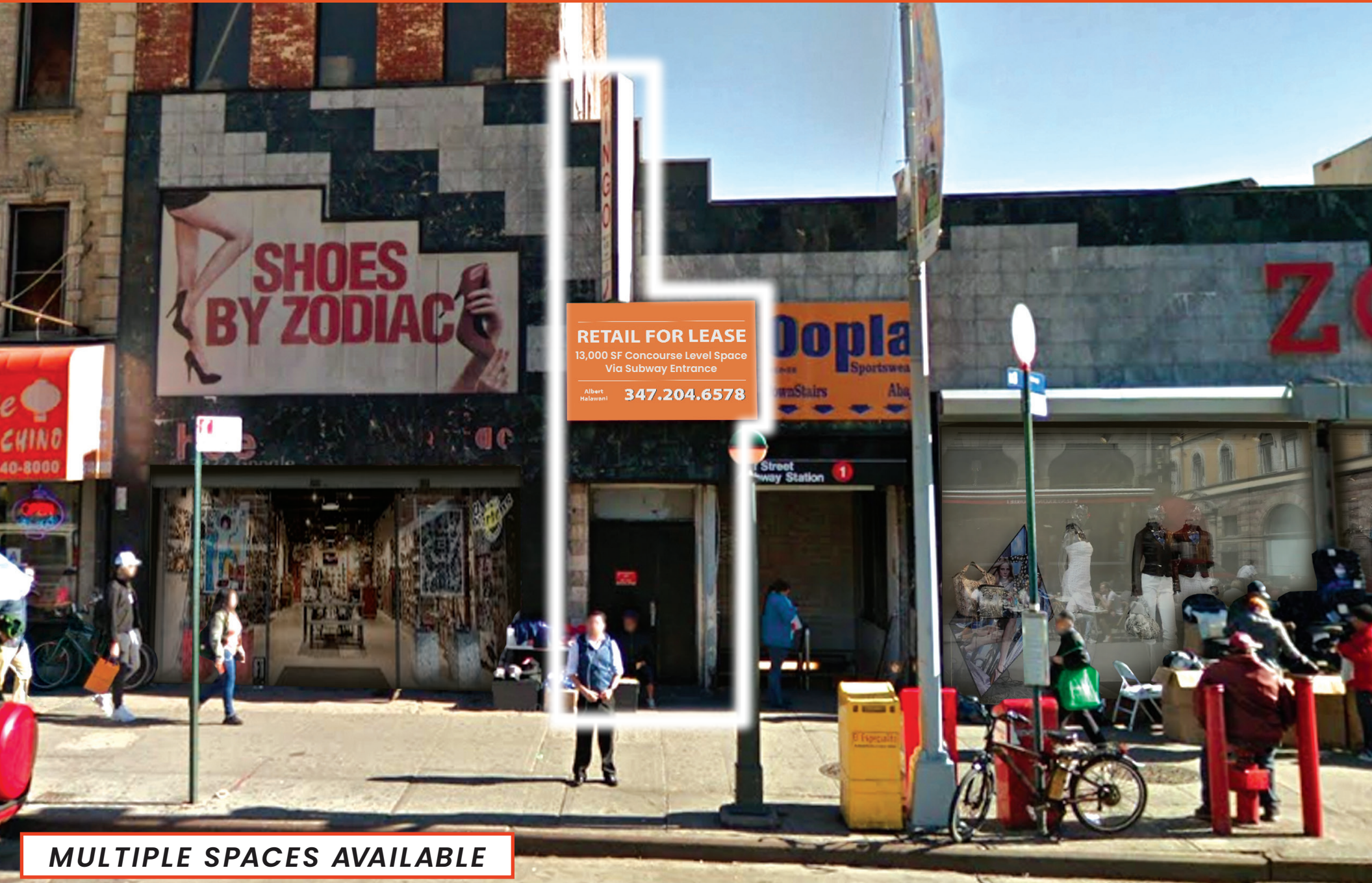


**KEW**  
MANAGEMENT®

# 1422-1426 ST. NICHOLAS AVENUE

OFF OF 181ST STREET AND SAINT NICHOLAS

WASHINGTON HEIGHTS



**RETAIL FOR LEASE**

13,000 SF Concourse Level Space  
Via Subway Entrance

Albert  
Halawani

**347.204.6578**

**MULTIPLE SPACES AVAILABLE**



# 1422-1426

## ST. NICHOLAS AVE

OFF OF 181ST STREET AND SAINT NICHOLAS  
WASHINGTON HEIGHTS

### HIGHLIGHTS

- All uses considered
- Multiple spaces located on concourse level
- Spaces can be combined
- Suite A is divisible with two entrances:
  - on-grade with signage on St. Nicolas Ave.
  - subway (MTA) entrance located inside
- Shared entrance to the 1 train with 3,779,275 annual riders
- George Washington Bridge bus terminal is located on the corner
- The busiest intersection in Washington Heights



### SIZE

Ground Floor	2,846 SF
Concourse Level:	
Suite A	12,829 SF
Suite B	423 SF
Suite C	1,248 SF

### ASKING RENT

Upon Request

### POSSESSION

Immediate

### CEILING HEIGHTS

Ground Floor	10'
Concourse level	15.5'

### FRONTAGE

Ground Floor	50'
Concourse Level:	
Suite A	6'
Suite B	33' wraparound
Suite C	45' wraparound

### TRANSPORTATION



CONTACT OUR BROKER FOR MORE INFORMATION:

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**BRENT LEGUNN**

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Suite B



Suite C



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## SUITE A INTERIORS



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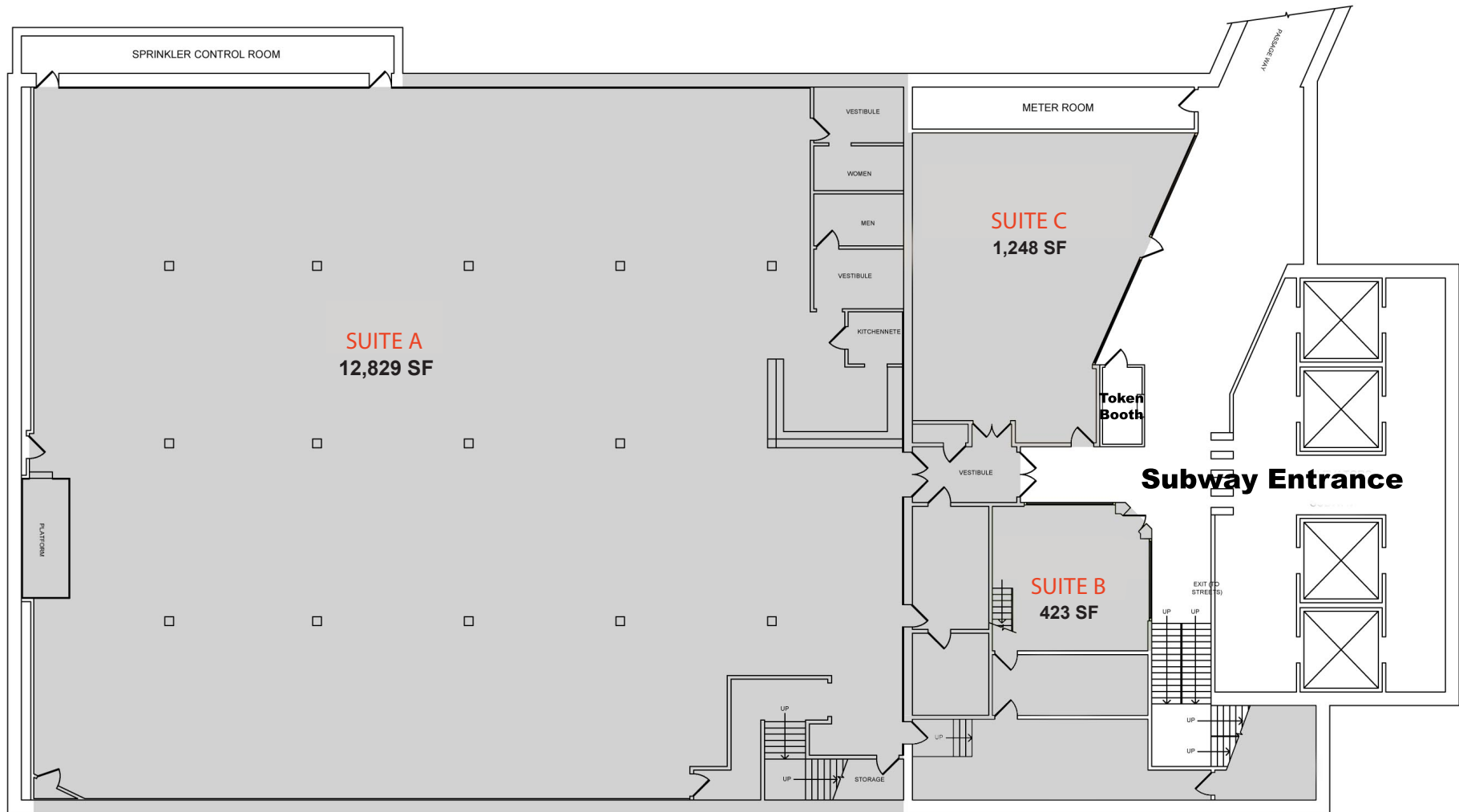
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## CONCOURSE LEVEL



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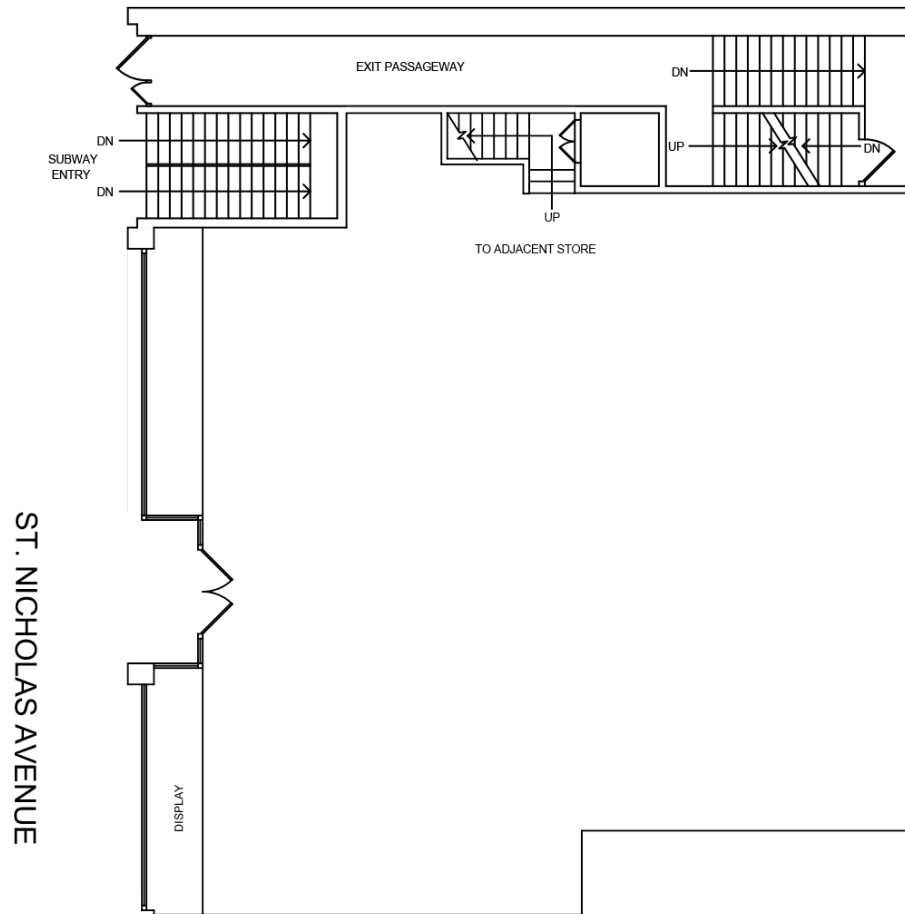
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## PROPOSED GROUND FLOOR SPACE TO COMBINE WITH SUITE A



WEST 181 ST STREET

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