



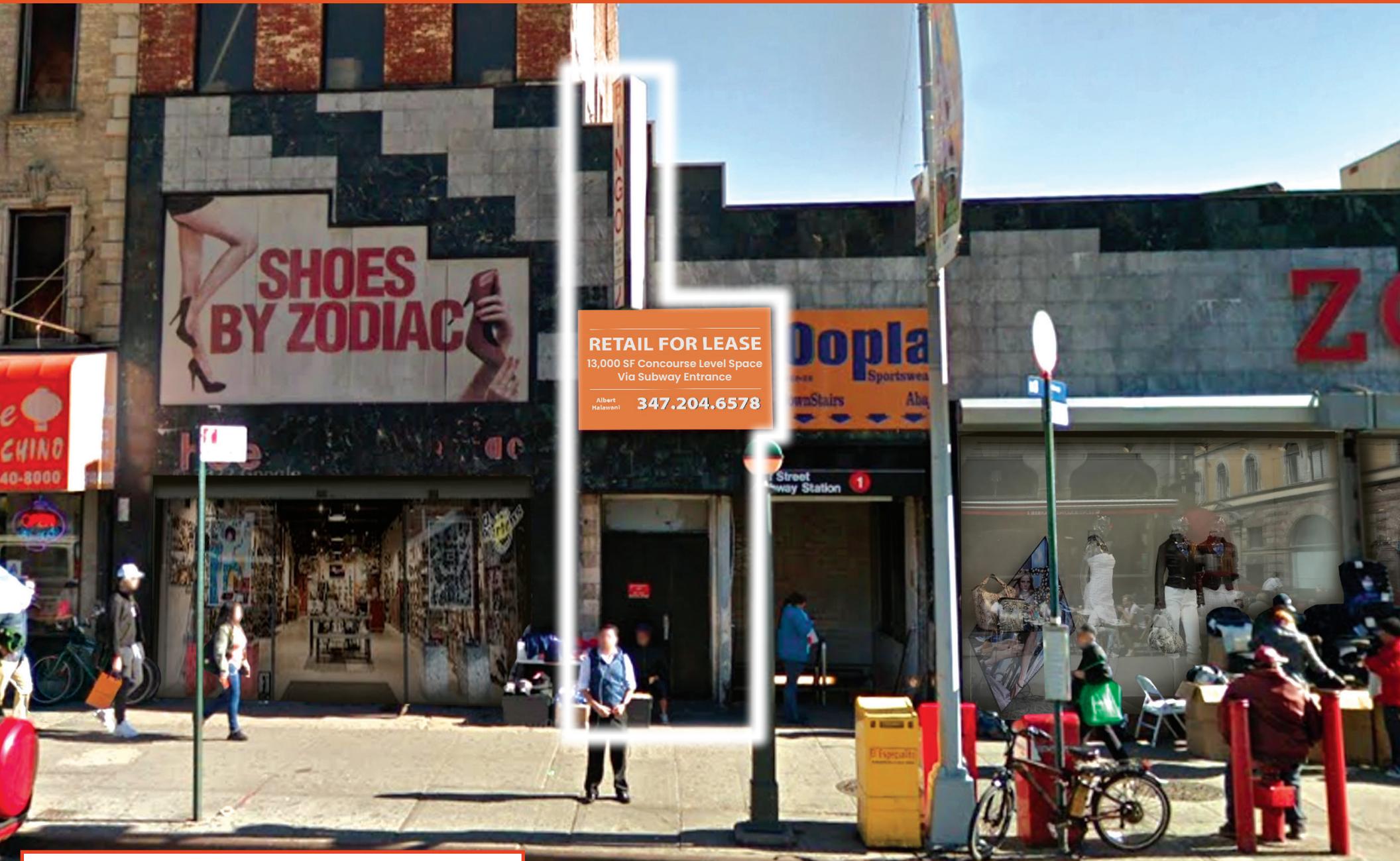
KEW  
MANAGEMENT®

1422-1426 ST. NICHOLAS AVENUE

OFF OF 181ST STREET AND SAINT NICHOLAS

WASHINGTON HEIGHTS

AKSR



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

1 A

CONTACT OUR BROKER FOR MORE INFORMATION:

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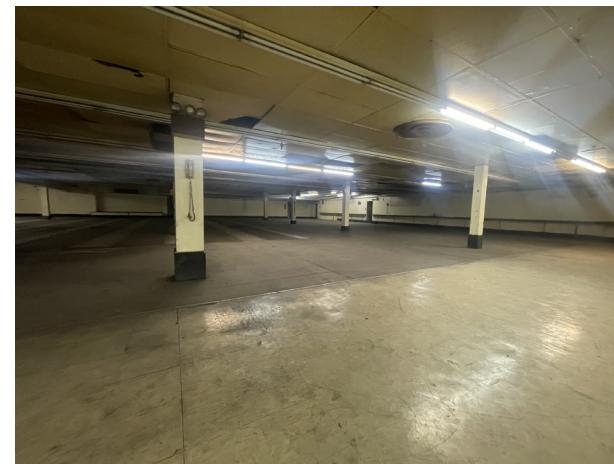
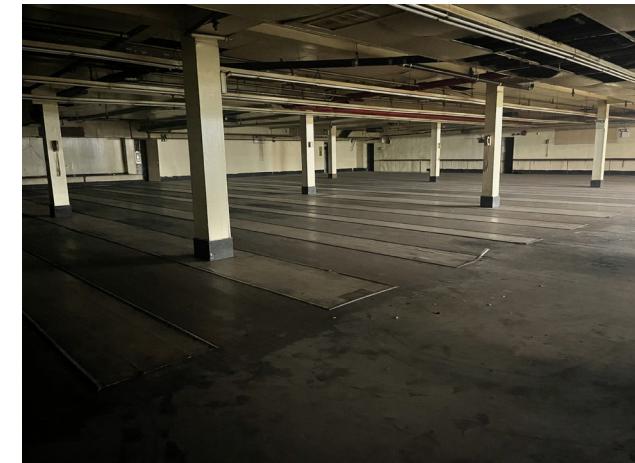
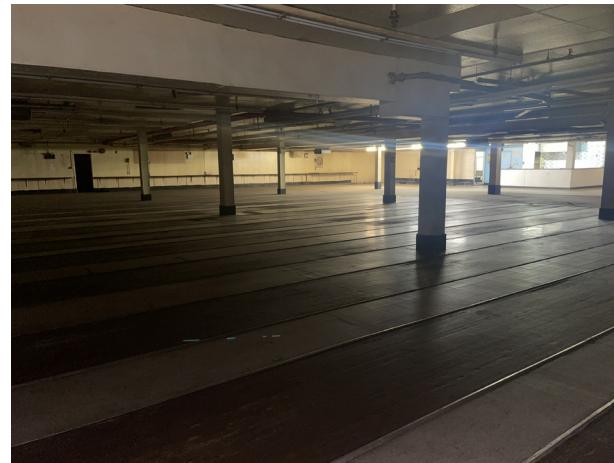
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SUITE A INTERIORS



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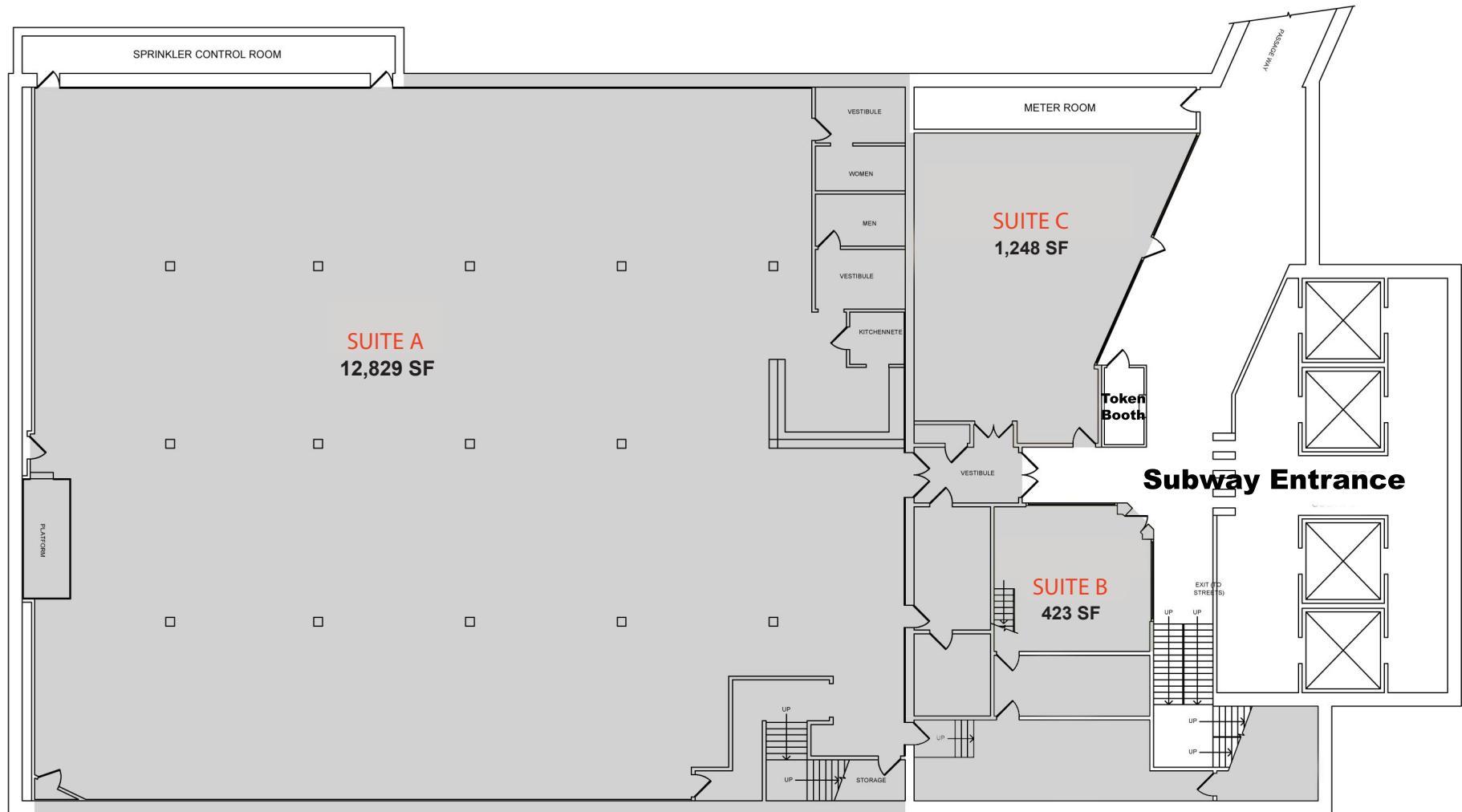
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CONCOURSE LEVEL



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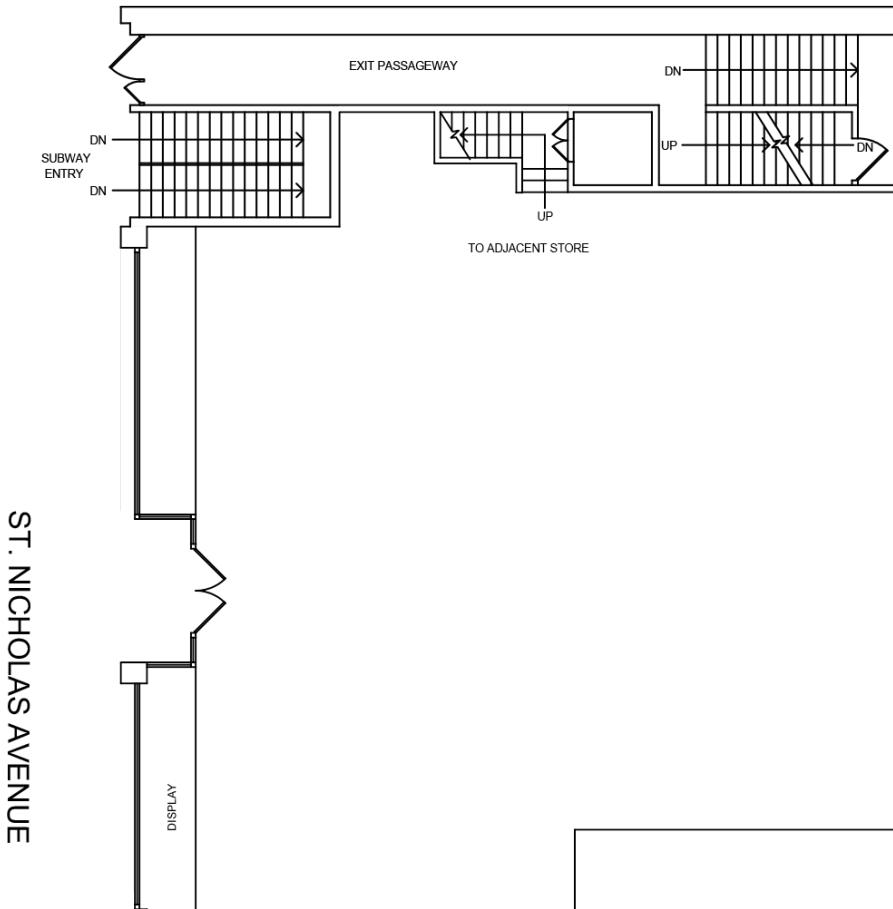
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PROPOSED GROUND FLOOR SPACE TO COMBINE WITH SUITE A



WEST 181 ST STREET

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