



## **Strivers West Condominiums**

2597-2603 Frederick Douglass Blvd, New York, NY  
10030



**Elizabeth Martin**

E.L. Martin Partners, LLC

1330 Avenue Of Americas Ave, Suite 23A, New York, NY 10019

[elmartinre@gmail.com](mailto:elmartinre@gmail.com)

(646) 286-3424



# Strivers West Condominiums

\$56.14 /SF/YR

2597–2603 Frederick Douglass Boulevard presents a highly visible and well-positioned mixed-use block in the heart of Central Harlem, an area known for its strong neighborhood identity, dynamic retail corridors, and ever-increasing residential density. Located between West 138th and West 139th Streets, the building sits along one of Harlem’s most active north–south...

- High-visibility retail storefronts along a major Harlem Avenue.
- Strong pedestrian activity driven by dense residential surroundings.
- Large display windows offering excellent branding and merchandising potential.
- Steps from multiple subway lines connecting to all of Manhattan.
- Established retail corridor with diverse co-tenancy and neighborhood demand.
- Consistent local customer base supported by nearby multifamily housing.



Rental Rate: \$56.14 /SF/YR

Property Type: Multifamily

Property Subtype: Apartment

Apartment Style: Mid Rise

Year Built: 2006

Cross Streets:

W 139th and Frederick Douglass BLVD

Walk Score @: 96 (Walker's Paradise)

Transit Score @: 100 (Rider's Paradise)

Rental Rate Mo: \$4.68 /SF/MO

## 1st Floor

Space Available	1,396 SF
Rental Rate	\$56.14 /SF/YR
Date Available	60 Days
Service Type	Modified Gross
Built Out As	Standard Retail
Space Type	Relet
Space Use	Office/Retail
Lease Term	5 - 15 Years

All uses considered, a few steps from the subway. Move-in immediate for medical use tenant.

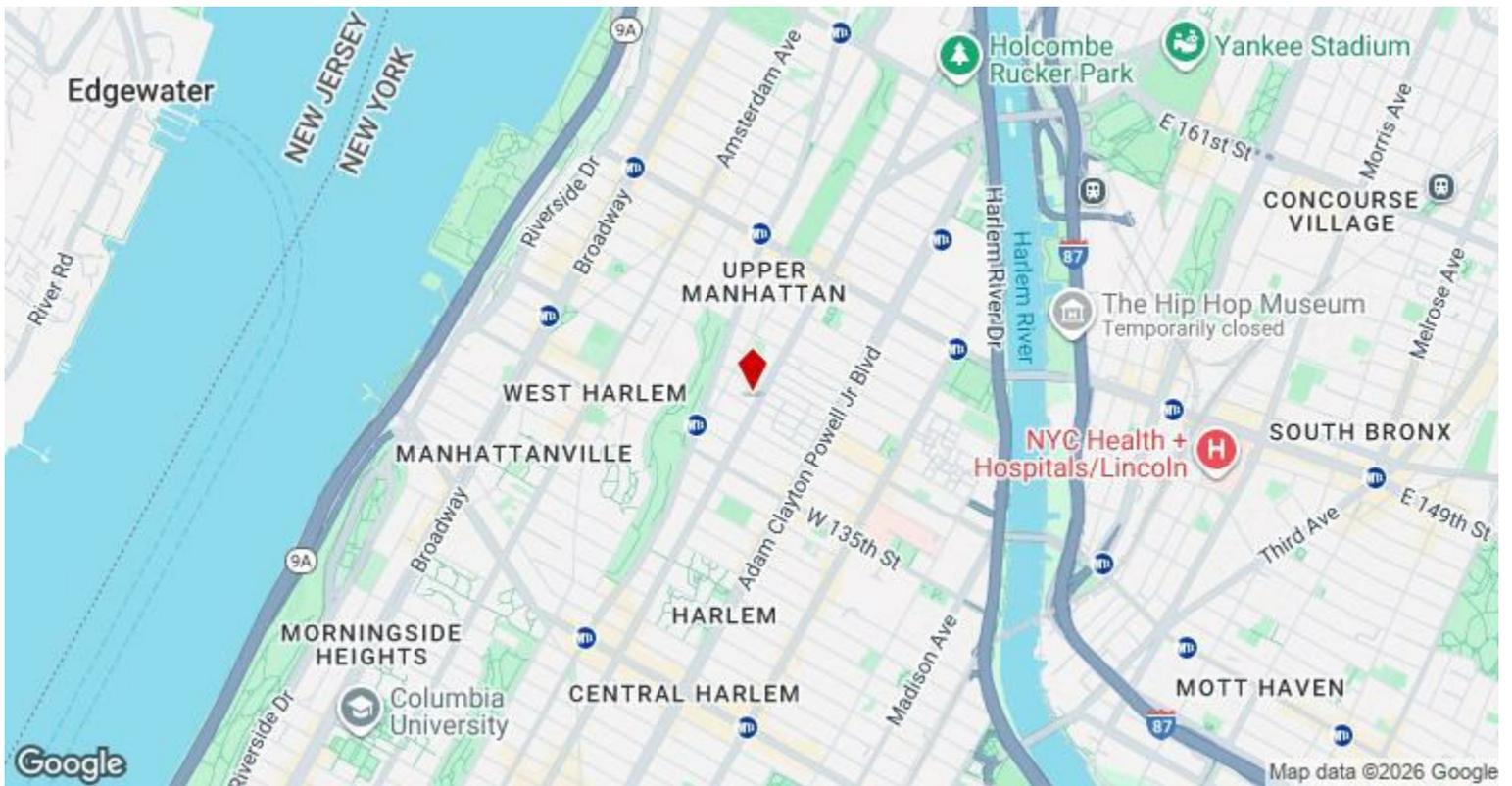
1

## 1st Floor

Space Available	848 SF
Rental Rate	\$56.14 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Retail
Space Type	Relet
Space Use	Office/Retail
Lease Term	5 - 15 Years

All uses considered, a few steps from the subway. Move-in immediate for medical use tenant.

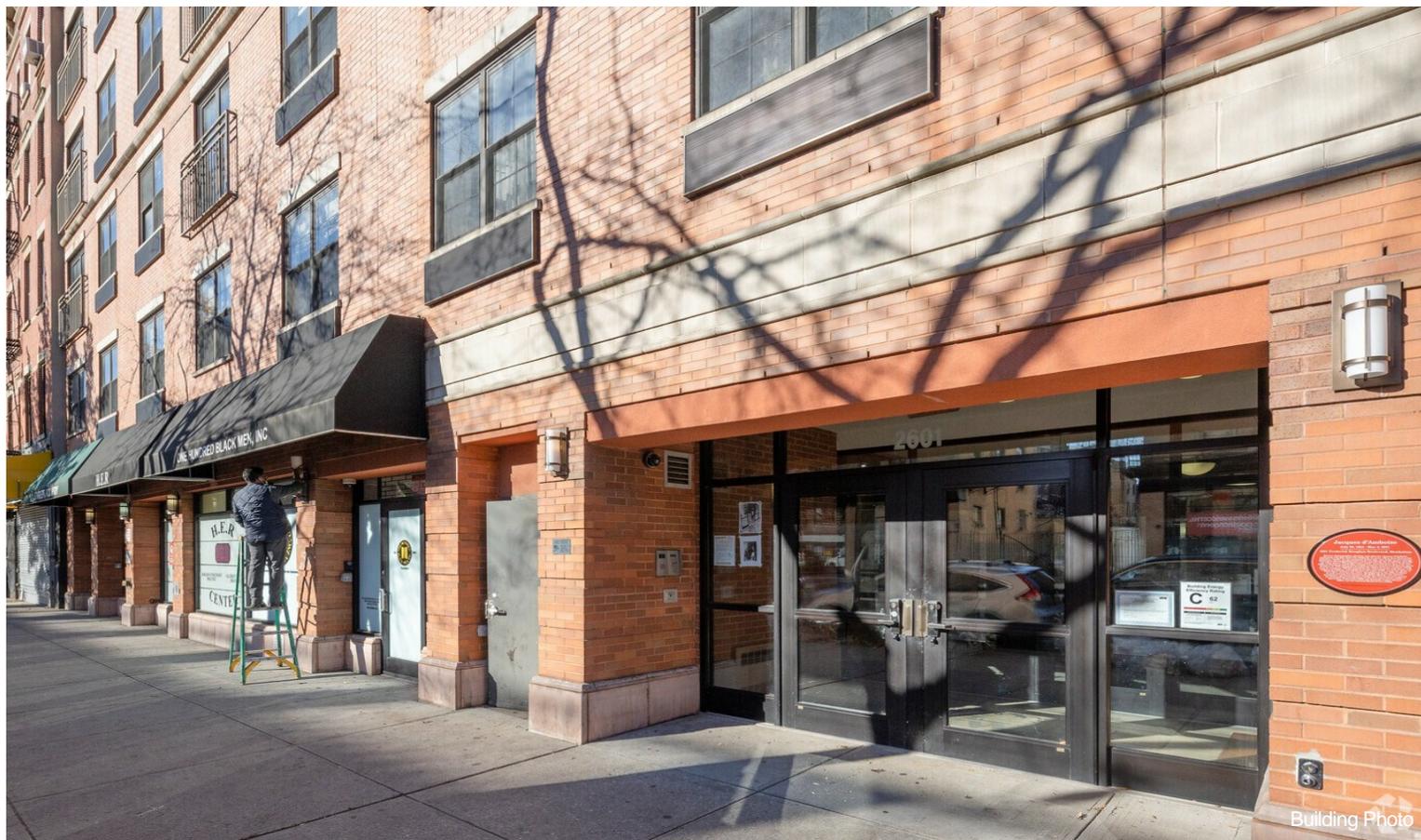
2



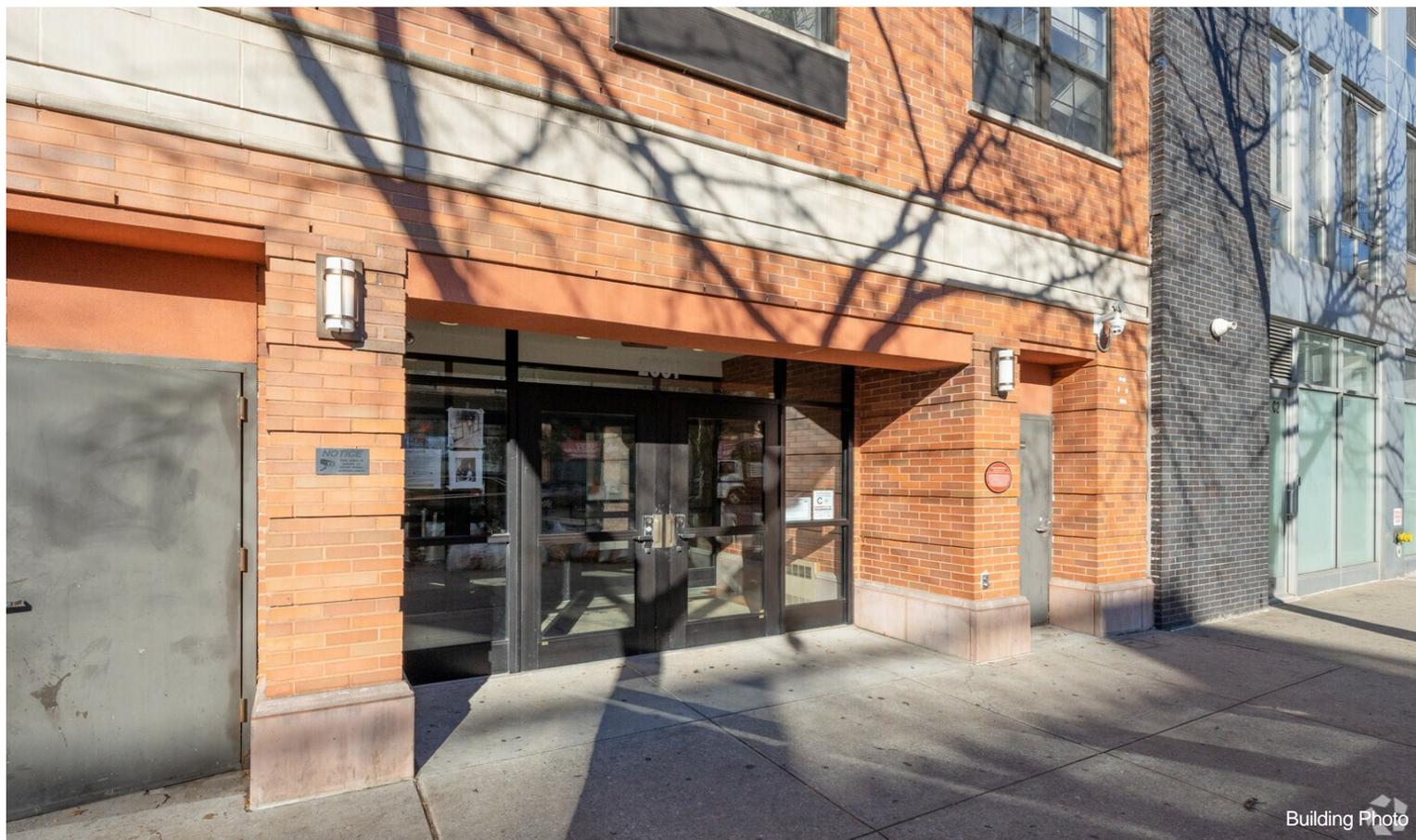
## 2597-2603 Frederick Douglass Blvd, New York, NY 10030

2597–2603 Frederick Douglass Boulevard presents a highly visible and well-positioned mixed-use block in the heart of Central Harlem, an area known for its strong neighborhood identity, dynamic retail corridors, and ever-increasing residential density. Located between West 138th and West 139th Streets, the building sits along one of Harlem’s most active north–south avenues, benefiting from steady pedestrian activity, established local businesses, and a vibrant streetscape anchored by cafés, restaurants, pharmacies, personal services, and community institutions.

# Property Photos



Building Photo



Building Photo