

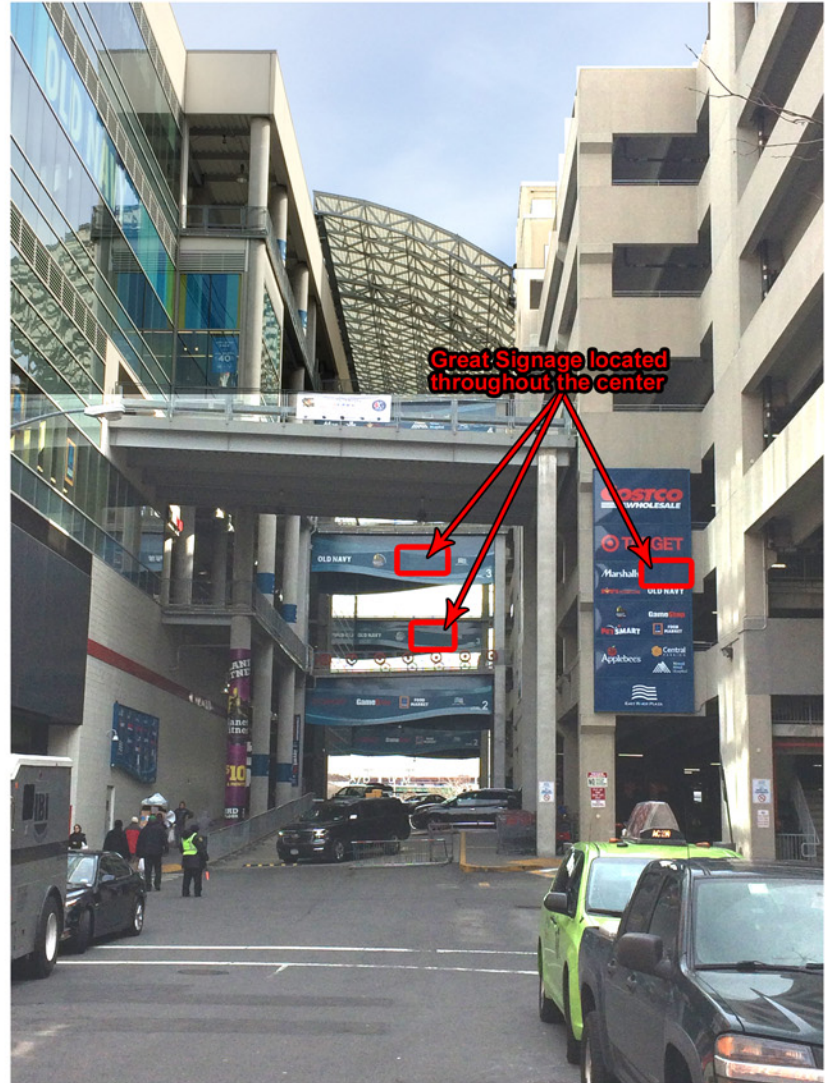
East Harlem, NY

East River Plaza
517 E 117th St, NY, NY 10035

55,000sf
available for
Sub-Lease on
the 3rd Level

Vertical Power Center on the Upper East of Manhattan

- Great visibility from the FDR Drive which has over 179,000 cars per day.
- Rare opportunity to find a one level 55,000sf store in NY City.
- Incredible density and diversity in the surrounding neighborhoods.
- Strong co-tenancy: Target, Costco, Marshalls, Old Navy, Aldi Food Market, Bob's Discount Furniture, PetSmart, GameStop, Planet Fitness and Applebee's.



East Harlem - Harlem Demographics

Total Population 433,541

Households 180,541

Average Household Income \$69,697

33.1%-White 38.3%-Black 36.8%-Hispanic

Marshalls		Mount Sinai Hospital	BOB'S DISCOUNT FURNITURE	Level 4
OLD NAVY	Planet Fitness	For Lease 54,989sf		Level 3
ALDI	Game Stop	TARGET		Level 2
LOADING AREA	COSTCO WHOLESALE			Level 1
SMALL SHOPS AND RESTAURANTS	PETSMART			FDR Level Lower Level

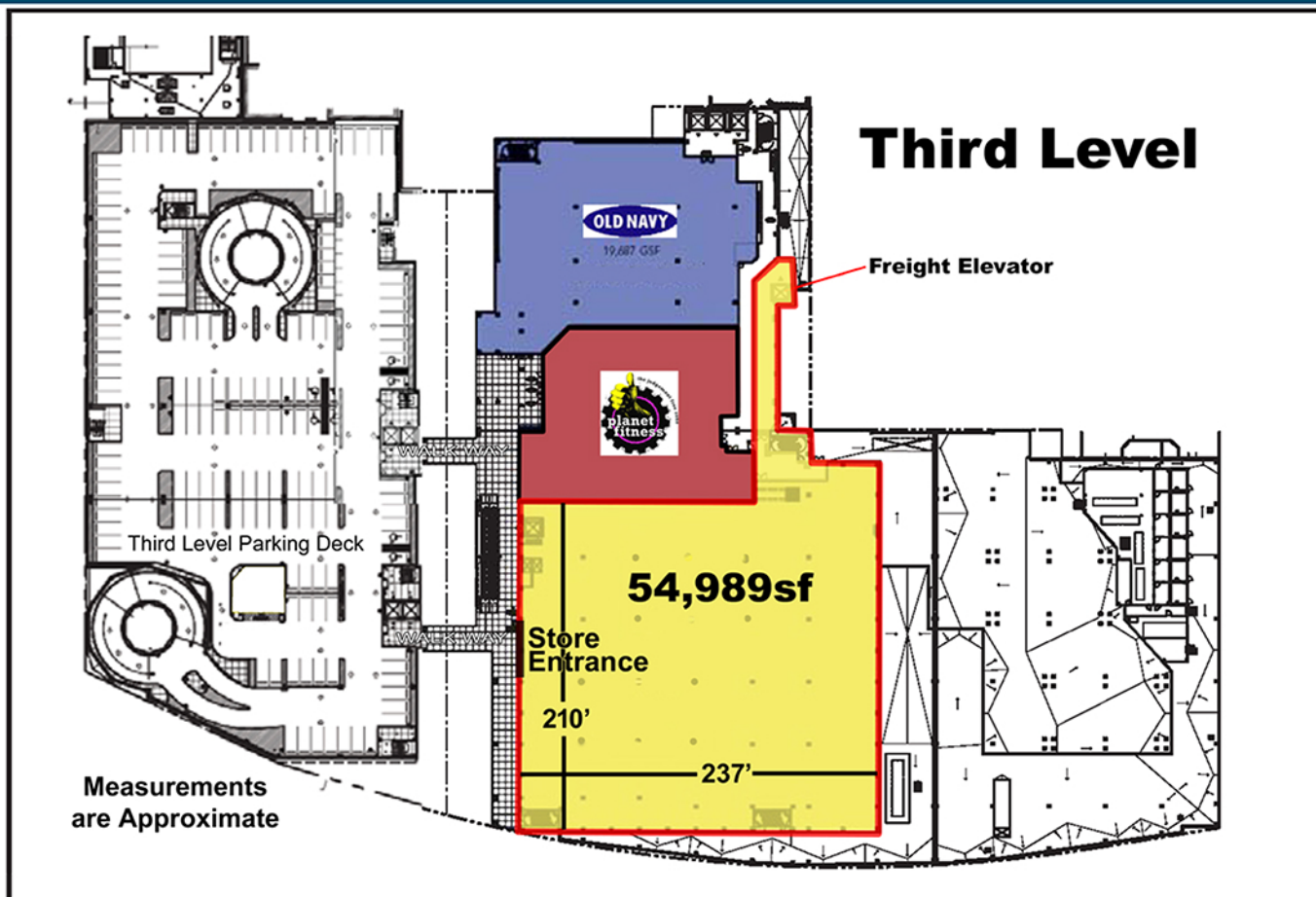


David Rosen - 516-242-7336
david@cnsrealestate.com

East Harlem, NY

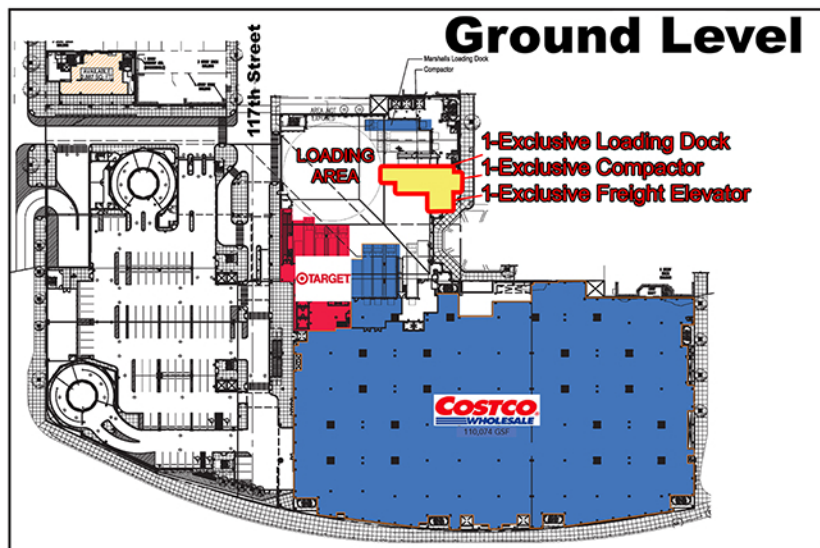
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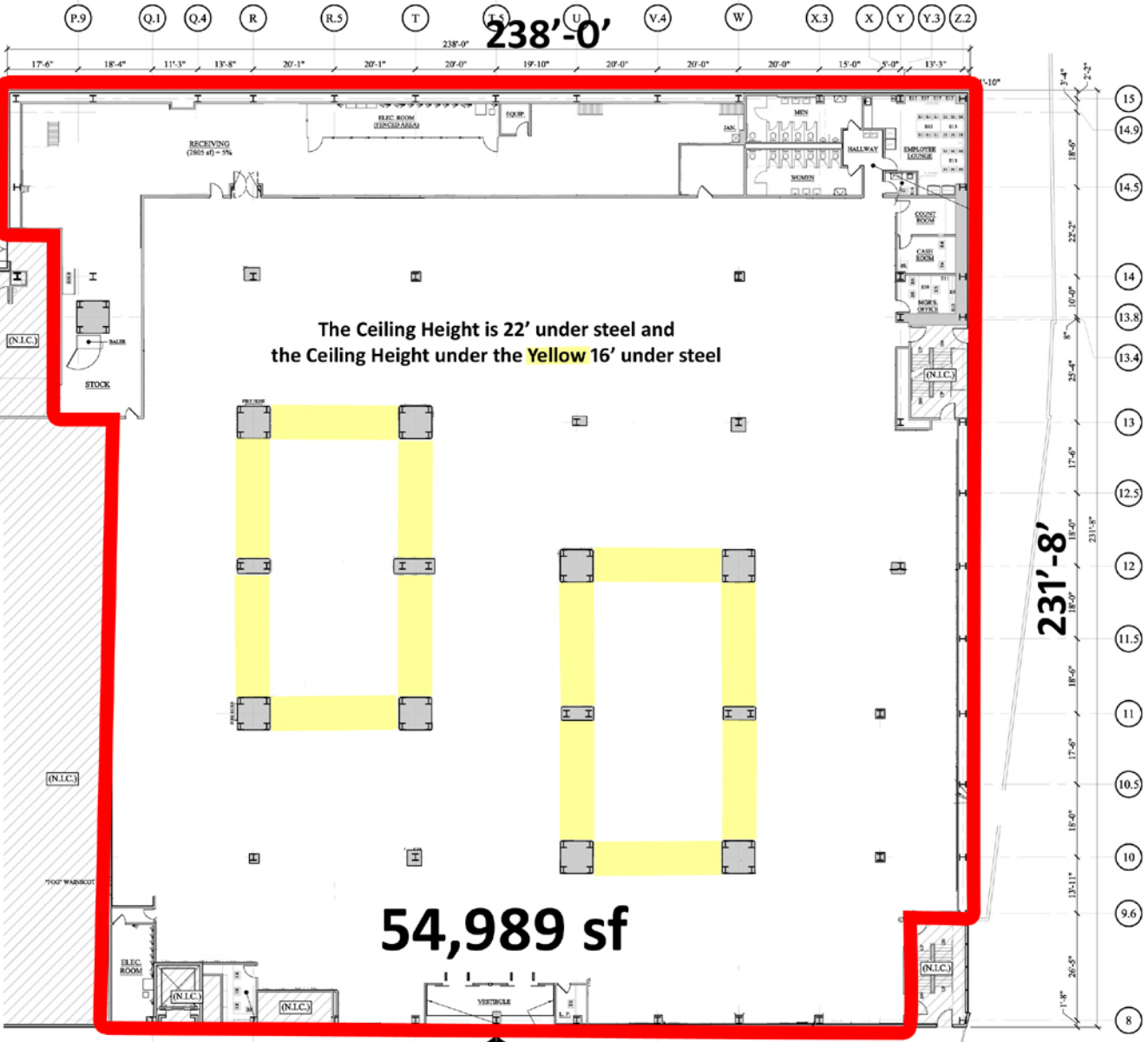
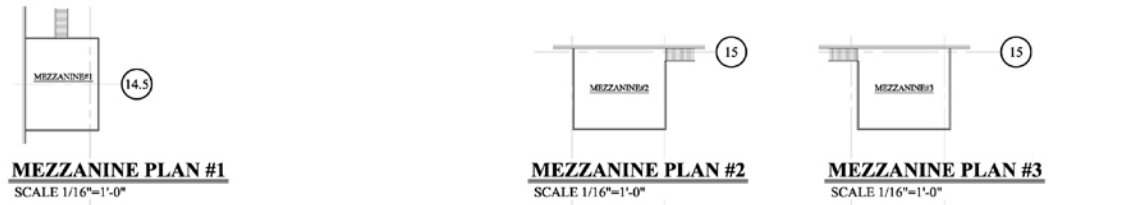


Taxes \$3.32/sf CAM \$13.45/sf
Term until 2031

Landlord will provide extended term for credited Tenant



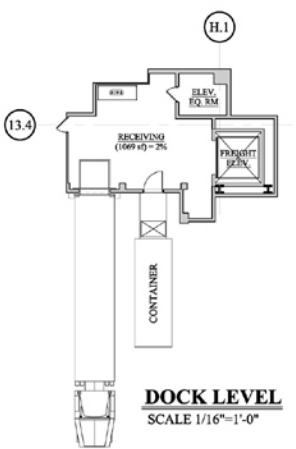
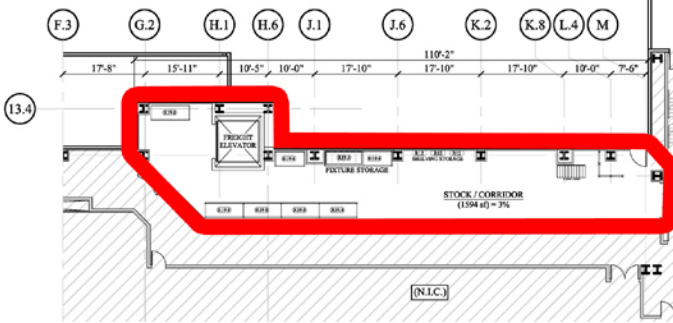
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The Ceiling Height is 22' under steel and
the Ceiling Height under the Yellow 16' under steel

54,989 sf

Level 3



HARLEM, NY

EAST RIVER PLAZA
517 EAST 117TH STREET
NEW YORK, NY 10035

REVISION	DATE

HARLEM, NY
EAST RIVER PLAZA
517 EAST 117TH STREET
NEW YORK, NY 10035

ISSUED	DATE

DRAWING TITLE: FIXTURE PLAN	
DRAWN BY:	T.L.A.
CHECK BY:	D.P.D.
SCALE:	AS NOTED

SHEET NO:
F1