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# MORNINGSIDE DR

AKA 411 WEST 113TH ST | HARLEM



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## PROPERTY HIGHLIGHTS

- Adjacent to Mount Sinai Hospital as well as Colombia University & Dormitories
- Base of a Luxury 204 unit apartment complex
- Landmarked building
- Across from Morningside Park
- Large Frontage/Exposure
- Private Entrance on 113th St
- Great for: *Medical Facilities/Hospital Use, Educational Center, Community Center, Non-Profit, Religious Center*
- Neighbors include: *Mount Sinai, Columbia University, DIG, Walgreens, Hex & Co., Starbucks, Sweetgreen, Lululemon, Blue Bottle Coffee, BondVet, Haagen-Daz, Dos Toros*

**SIZE**  
Ground Floor 2,700 SF

**ASKING RENT**  
Upon Request

**FRONTAGE**  
50'

**POSSESSION**  
Immediate

**CEILING HEIGHTS**  
9'

**TRANSPORTATION**  
1 B A C

CONTACT OUR BROKERS FOR MORE INFORMATION

**BRENT LEGUNN**  
BLegunn@ksrny.com  
516.680.2859

COLUMBIA BARTENDING AGENCY & SCHOOL OF MIXOLOGY  
CLAREMONT HALL  
THE RIVERSIDE CHURCH  
THE RIVERSIDE THEATRE

RIVERSIDE PARK CONSERVANCY

COLUMBIA TOMPKINS HALL  
CLAREMONT AVENUE

COLUMBIA BARNARD  
Peet's COFFEE

BROADWAY

120TH STREET

NYC SOCCER ACADEMY  
Joe Coffee

COLUMBIA UNIVERSITY

114TH STREET

LA SALLE DUMPLING ROOM  
WU AND NUSSBAUM  
COMMUNITY FOOD ROOM  
LE MONDE  
FLOWERS BY VALLI

JUNZI KITCHEN  
MILANO MARKET  
SAPPS  
OREN'S COFFEE  
DIG

Mount Sinai

113TH STREET

TEA MAGIC  
JANOFF'S STATIONERY

BondVet

Walgreens

122ND STREET

CLINTON SUPPLY CO.  
BROADWAY AU LAIT  
COLUMBIA BARBER SHOP  
OLIVE TREE DELI  
VINO FINE WINE SHOP  
COLUMBIA DOCTORS-DENTISTRY MORNINGSIDE

TEACHERS COLLEGE  
COLUMBIA UNIVERSITY  
A Graduate School of Education, Health & Psychology

120TH STREET

COLUMBIA SCHOOL OF SOCIAL WORK

DUNKIN' MASSAWA

APPLETREE MARKET

SLICED BY HARLEM PIZZA CO.  
SUBS CONSCIOUS  
ELYSIAN FIELDS  
IVY LEAGUE STATIONERS

COLUMBIA ECONOMICS

WEST 118TH STREET

WEST 116TH STREET

WEST 115TH STREET

Mount Sinai

Mount Sinai

MORNINGSIDE DRIVE

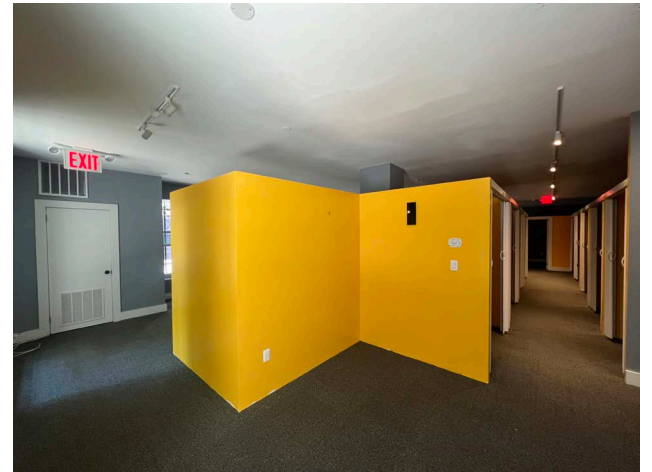


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## INTERIORS:



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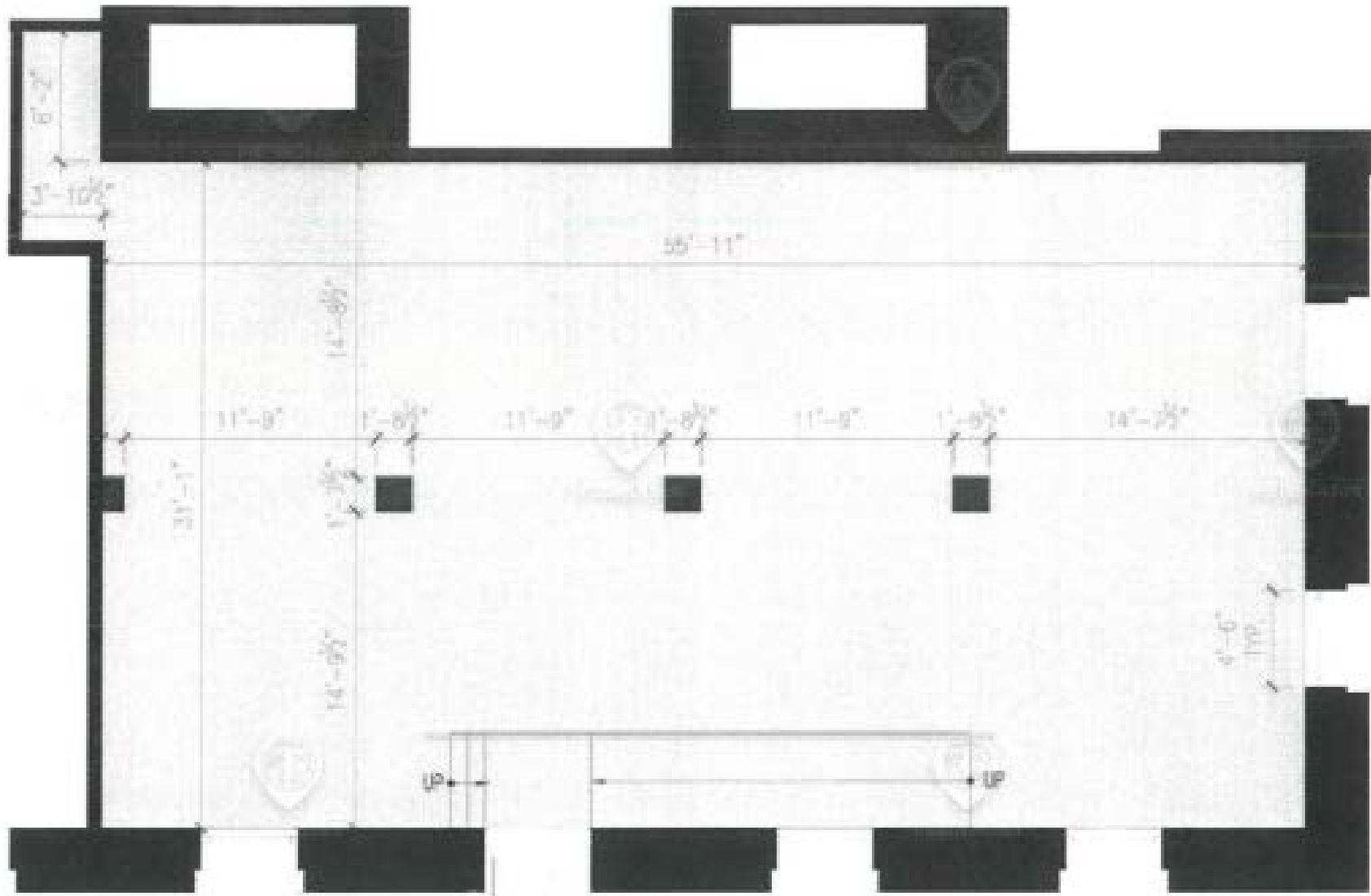
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FLOOR PLAN:

GROUND FLOOR - 2,700 SF



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