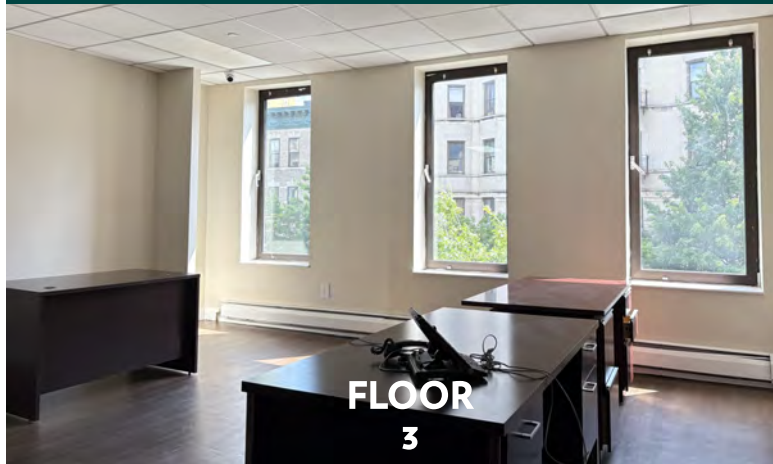




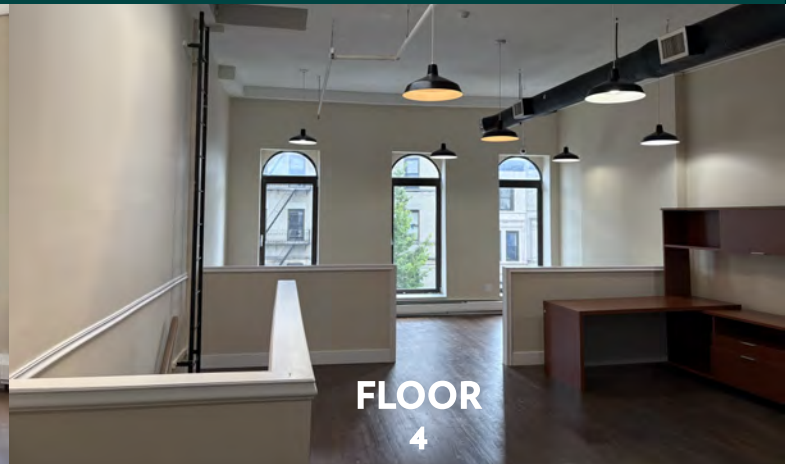
**FOR LEASE**  
**571 W. 183rd Street**  
 NEW YORK, NY



HOULIHAN LAWRENCE  
 COMMERCIAL



**FLOOR**  
**3**



**FLOOR**  
**4**

**FLOOR 3**  
 1,260  
 SQFT

**\$4,600 / MG**  
 OFFERED AT

**FLOOR 4**  
 1,260  
 SQFT

**\$4,600 / MG**  
 OFFERED AT

Great for: Lawyers, Financial Advisor,  
 Accountants, Insurance, Medical, General Office



**DARREN GORDON**

Real Estate Salesperson

M 917.596.4789 O 914.798.4900  
 darrengordon@houlihanlawrence.com

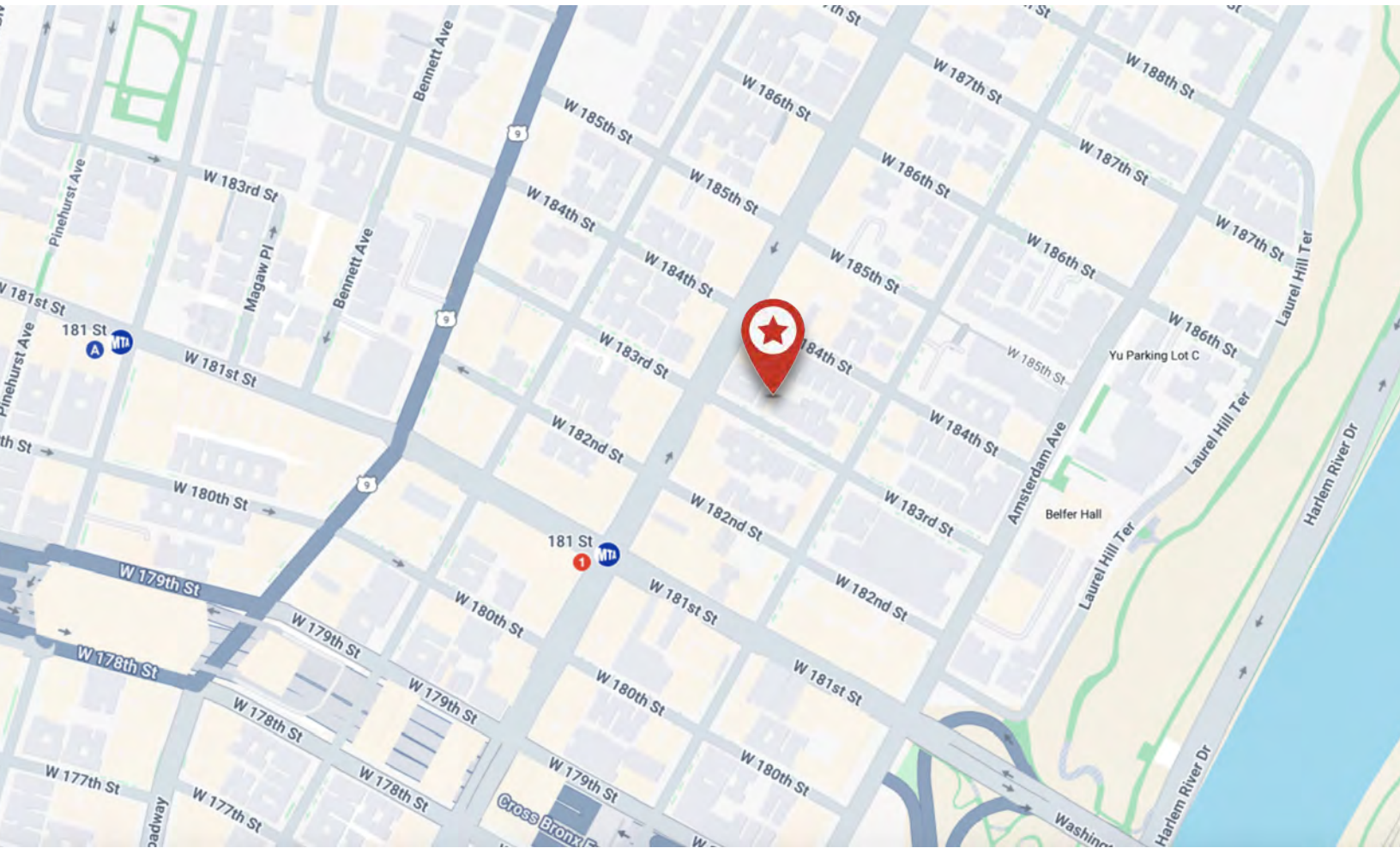
**Brand New Commercial Office in Recently  
 Renovated Private Building**

- Empty and available for immediate move in
- Spacious open floor plan
- One or two entire floor(s) available for rent
- Beautifully sunlit large windows that open and close
- Private bathrooms
- Outdoor balcony space
- Commercial Zoning for all uses
- Centrally located in thriving Washington Heights
- Minute's walk from the "A" or "I" Subway station
- Walk up only; Not ADA





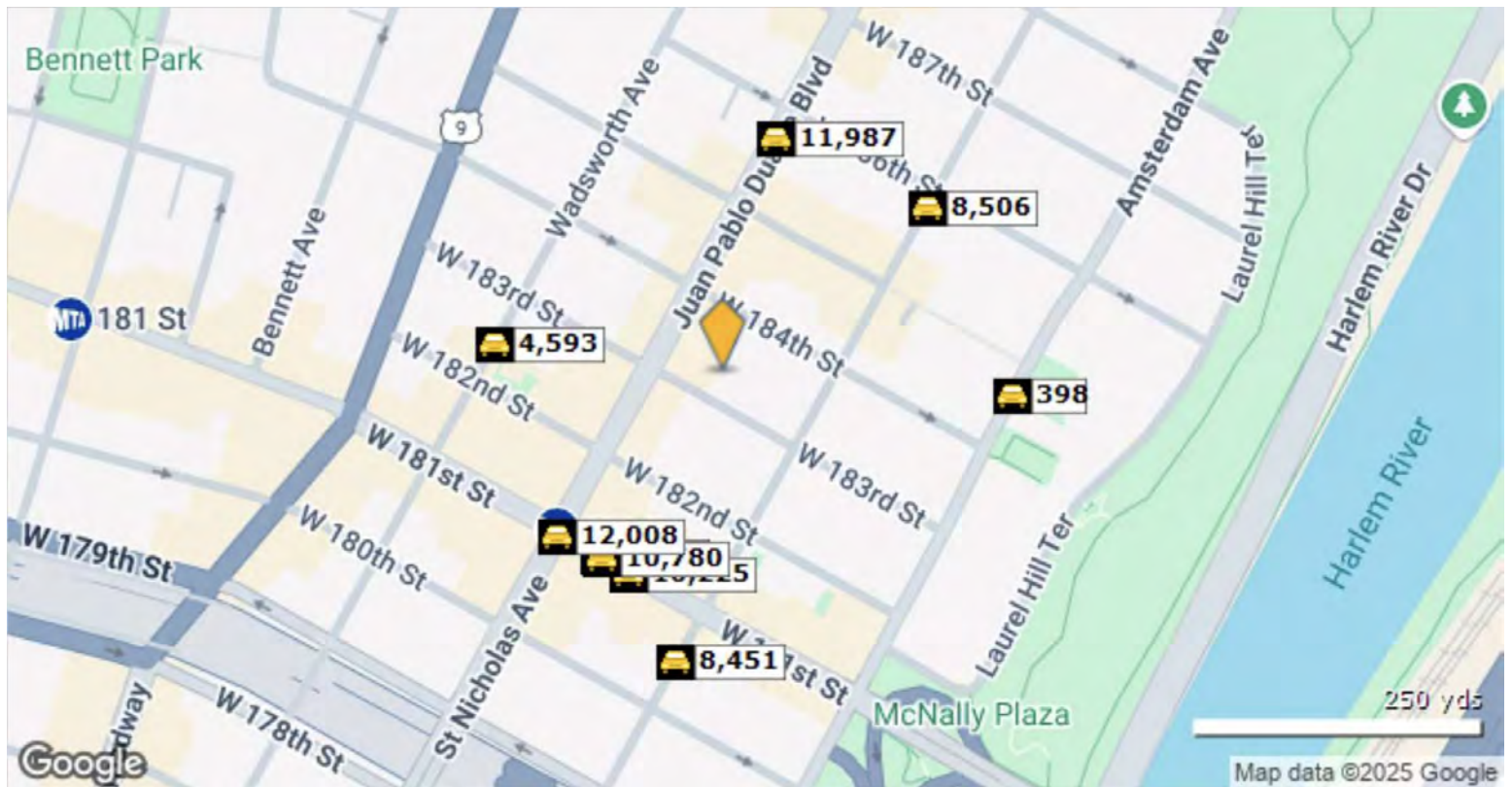
# Map



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# Traffic Count



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	West 181st Street	Pinehurst Ave	0.02 E	2025	8,848	MPSI	.11
2	West 181st Street	Pinehurst Ave	0.02 E	2024	8,872	MPSI	.11
3	W 181st St	St Nicholas Ave	0.04 NW	2024	10,225	MPSI	.11
4	W 181st St	St Nicholas Ave	0.03 NW	2019	10,780	AADT	.11
5	Wadsworth Ave	W 182nd St	0.02 SW	2024	4,593	MPSI	.11
6	Saint Nicholas Avenue		0.00	2023	12,008	MPSI	.11
7	Saint Nicholas Avenue	W 186th St	0.02 NE	2023	11,987	AADT	.12
8	Audubon Ave	W 186th St	0.01 NE	2024	8,506	MPSI	.13
9	Audubon Avenue	W 180th St	0.01 SW	2023	8,451	AADT	.14
10	Amsterdam Avenue	W 186th St	0.02 NE	2025	398	MPSI	.15



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