

2121 ADAM CLAYTON POWELL JR. BLVD (7th Avenue)



BRAND NEW DEVELOPMENT COMING SOON



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As the property manager & leasing agent, we are pleased to present the following available retail space for lease:

LOCATION:

NW corner of 7th Avenue & 126th Street

EXISTING CONDITION:

First Floor: 2,064 SF

Cellar: 1,638 SF

MINIMUM SUBDIVISION:

Space A:

First: 754 SF

Cellar: 1,240 SF

Space B:

First: 453 SF

Cellar: 398* SF

Space C:

First: 857 SF

Cellar: 398* SF

CEILING HEIGHT

First Floor: 15 FT

Cellar: 10 FT

POSSESSION:

Arranged

TERM:

Long Term

NEIGHBORING TENANTS:

Bed Bath & Beyond, H&M, Whole Foods, Apollo Theater, The Studio Museum in Harlem, The Dempsey Theater, Touro College of Pharmacy, AMC, Raymour & Flanigan, GAP, Banana Republic, Red Lobster, Red Rooster, Starbucks, Dunkin Donuts.

COMMENTS:

Tenant signage includes 125th Street Exposure (space A)

Space can be vented

Situated at the base of a brand new 30,000-SF residential building with 22 apartments

Steps from the      



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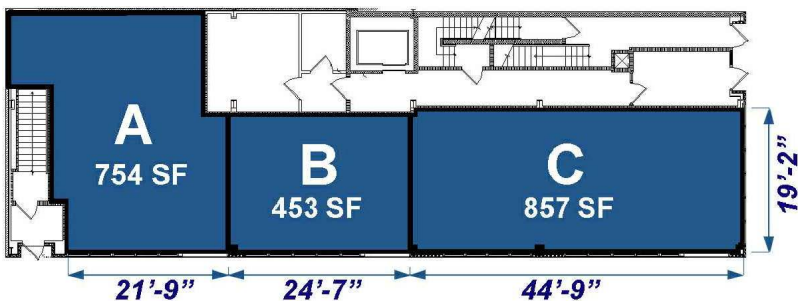
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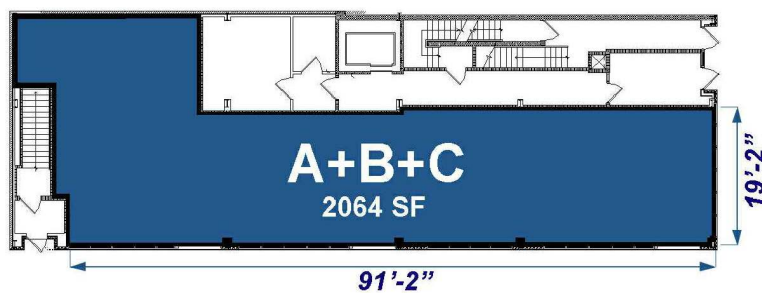
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SPACE DETAILS



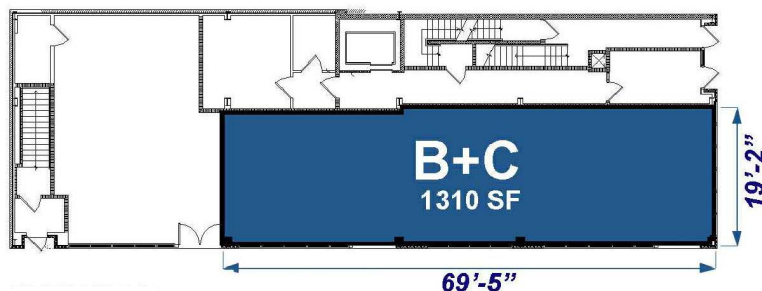
FIRST FLOOR PLAN



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CELLAR

*If space is leased to 3 separate entities, the 398 SF to be leased to EITHER Space B or Space C

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PRIME RETAIL LOCATION



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