

+/-6,780 SF MEDICAL/PROFESSIONAL OFFICE

324 W. 125th Street | New York, New York 10035

FOR SUBLEASE



Commercial



EXECUTIVE SUMMARY

324 W. 125th Street | New York, New York 10035 | SUBLEASE

Available SF:	+/- 6,780 SF	Floor:	Second
Number of Units:	1	Lease Rate	Price on Request

For more information or to arrange a showing contact Ozie Farrell 347.920.6079

Prime Medical Or Professional Office Sublease In The Heart Of East Harlem

This ±6,780 SF second-floor suite sits on a highly visible corner along East 125th Street directly above CVS, offering strong street presence and elevator access. The space had previously operated as a restaurant and was fully zoned for medical use when the building was taken over. No imaging equipment remains, allowing a new operator to design and install systems tailored to their specialty. With a properly managed radiology practice capable of handling an estimated 275 to 375 patients per day, the location offers significant potential for high-volume outpatient services.

The office is supported by a 3000A, 120/208 volt, 3-phase, 4-wire underground electrical service, suitable for imaging, diagnostics, and other power-intensive medical uses. This sublease presents a rare opportunity for any medical, dental, or professional practice seeking to expand its presence in an under-served uptown community.

The location provides immediate access to a dense patient base and allows full control over clinical expansion and outpatient footprint. With twelve years remaining on a twenty-year master lease, the space offers long-term stability along with a flexible lease structure and favorable terms. Ownership is motivated and open to negotiation for the right tenant. The surrounding area is anchored by national retailers, community services, and major transit options, including nearby express trains, creating exceptional visibility, accessibility, and patient convenience. This turnkey suite is ideal for a practice looking to grow, strengthen its outpatient operations, or establish a flagship uptown location in a vibrant, high-traffic corridor.

Exclusively represented by:

Michael G. Murphy

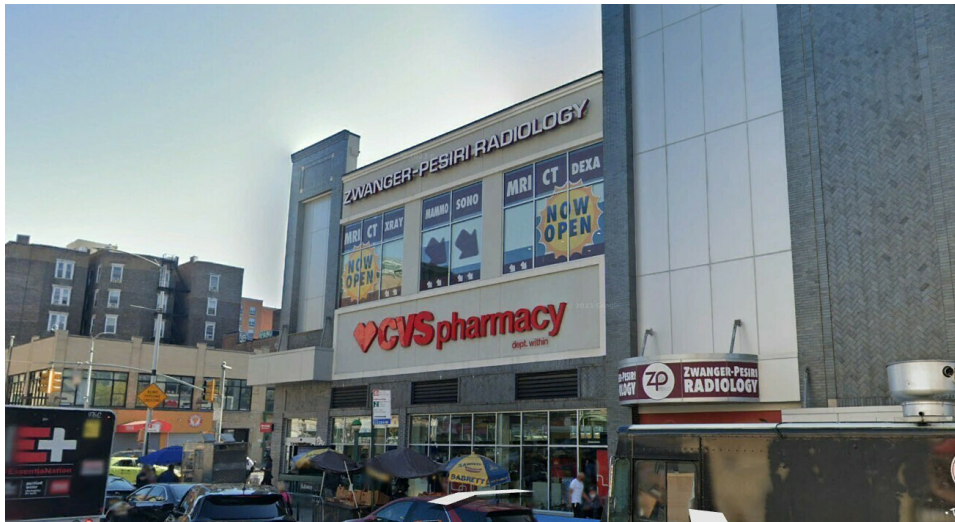
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OZIE FARRELL

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COMPLETE HIGHLIGHTS

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Property Highlights

- ±6,780 SF second-floor medical/professional suite with prominent East 125th Street corner exposure and elevator access
- Fully zoned medical space supported by a 3000A, 120/208V, 3-phase electrical service suitable for imaging and high-intensity clinical operations
- Strong outpatient demand in an under-served uptown market, with radiology throughput potential estimated at 275–375 patients per day
- Long-term stability with twelve years remaining on a twenty-year master lease and ownership willing to structure favorable sublease terms
- Highly accessible location near express trains and major transit corridors, offering exceptional visibility and connectivity for patients and staff

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ZWANGER-PESIRI RADIOLOGY

MRI CT XRAY

MAMMO SONO

ENTRANCE AROUND CORNER

NOW OPEN

MRI CT XRAY

MAMMO SONO

MRI CT DEXA

NOW OPEN

CVS pharmacy

CVS pharmacy

ZWANGER-PESIRI RADIOLOGY

STARBUCKS

DON'T BLOCK THE BOX

ADDITIONAL PHOTOS

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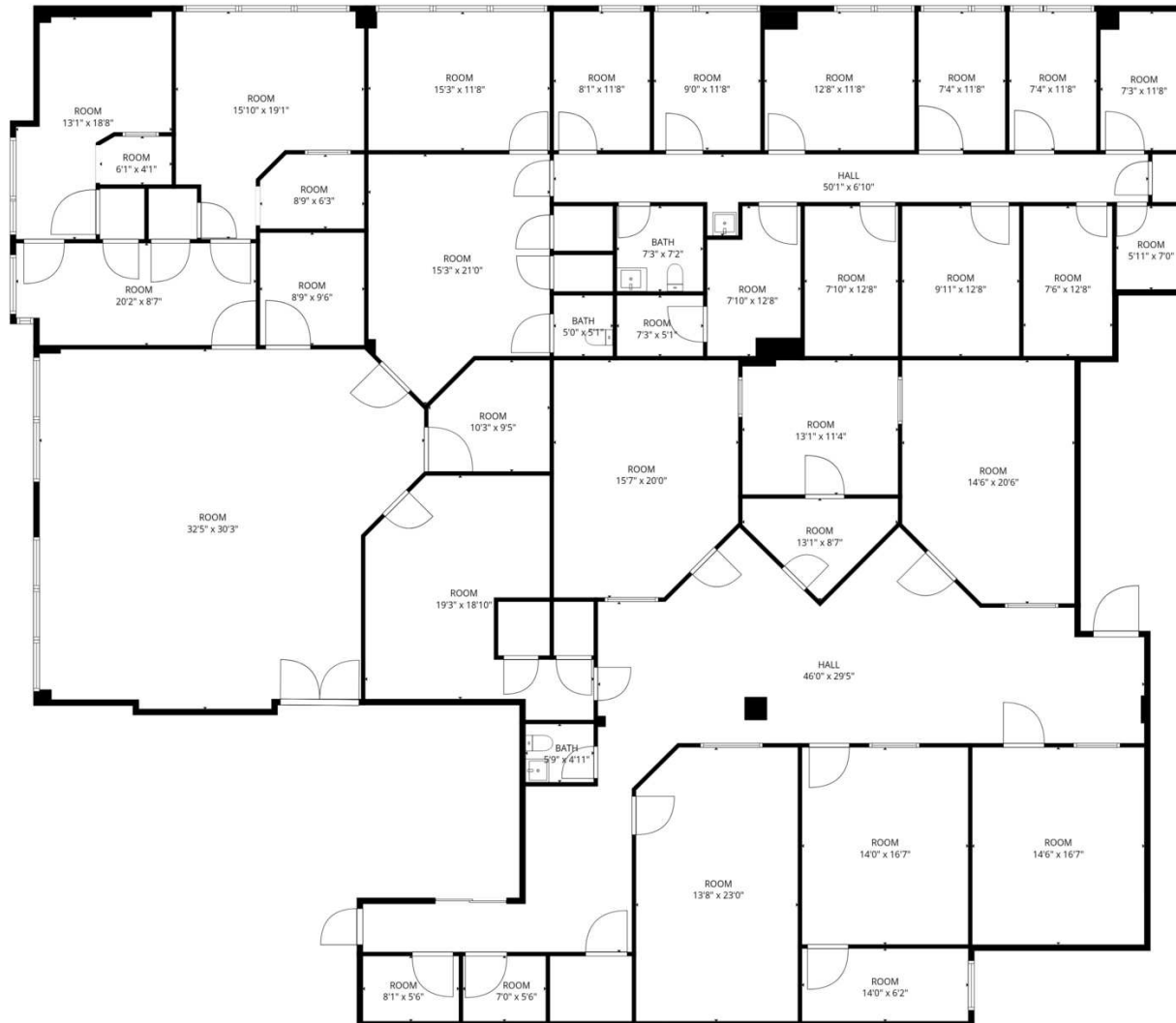
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FLOOR PLAN

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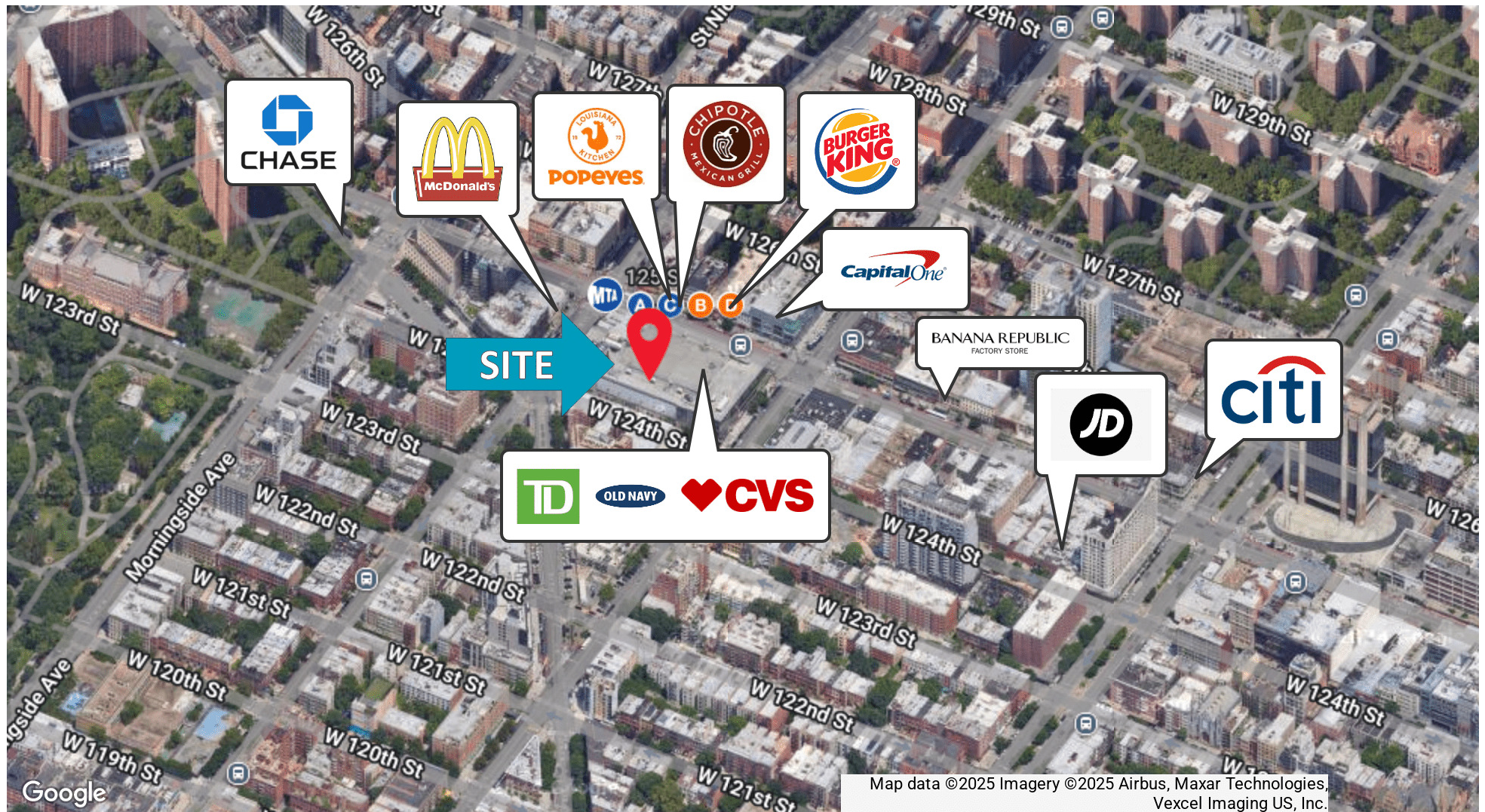
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RETAILER MAP

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We Are Commercial Real Estate

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