

FOR LEASE

# 1856 Park Avenue

EAST HARLEM  
NEW YORK, NY

NEWMARK



1856 PARK AVENUE

# Property Details

## Location

Southwest corner of East 127th Street

## Approximate Size

Ground Floor	9,046 SF
Lower Level	7,408 SF
Mezzanine	5,946 SF
Second Floor	1,595 SF
Total	23,995 SF

## Ceiling Height

Ground Floor	Up to 38'6"
Mezzanine	18'9"

## Term

Negotiable

## Possession

Immediate

## Site Status

Vacant- New construction

## Rent

Upon request

## Frontage

133'7" on Park Avenue  
27'2" on East 127th Street

## Neighbors

CityMD, Bank of America, Taco Bell, Pizza Hut (coming soon), Foot Locker, Apple Bank, Food Bazaar, Teriyaki Madness, New York Proton Center, Shake Shack, Nike, TJ Maxx, Wingstop, European Wax Center, Ginjan Cafe, Dunkin and Charlie's Place

## Comments

18'9" to 38'6" ceiling heights with natural light on three sides

Across the street from the 125th Street Metro North Station with 15M annual ridership and two blocks from the **4 5 6** with 4.5m annual ridership

One block from Mount Sinai Philips School of Nursing and two blocks from the New York Proton Center

Retail at the base of a luxury apartment building with 250 units

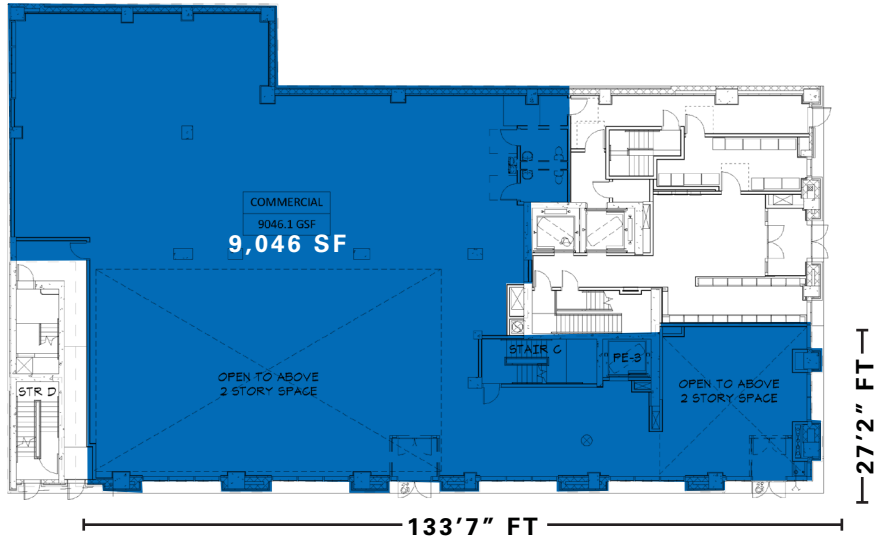
There is a 10,000 square foot surface lot next to and accessible from the retail space ideal for loading, parking, a dedicated playground/park, outdoor seating for events

Ideal supermarket, education, medical, fitness, museum or entertainment space

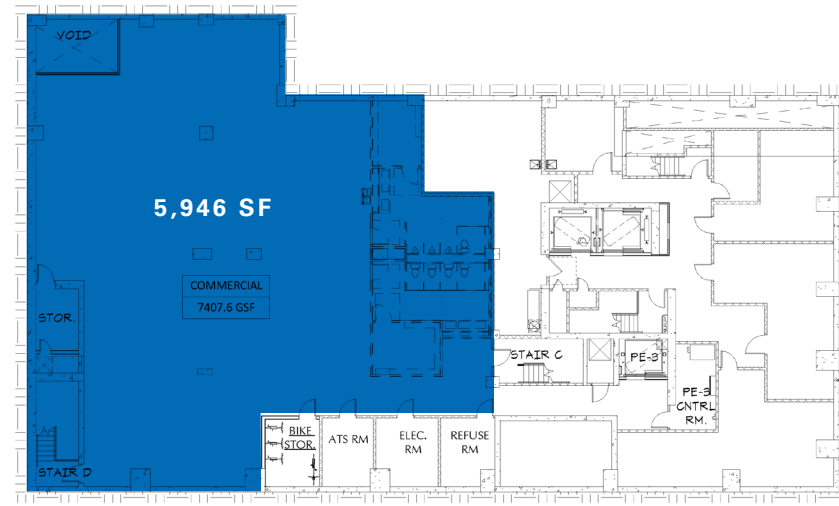
Logical divisions considered

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## Ground Floor



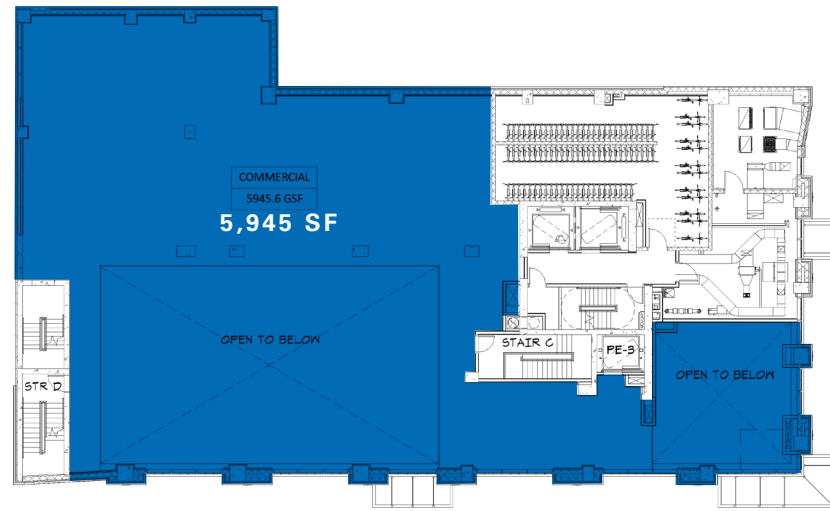
## Lower Level



## Second Floor



## Mezzanine



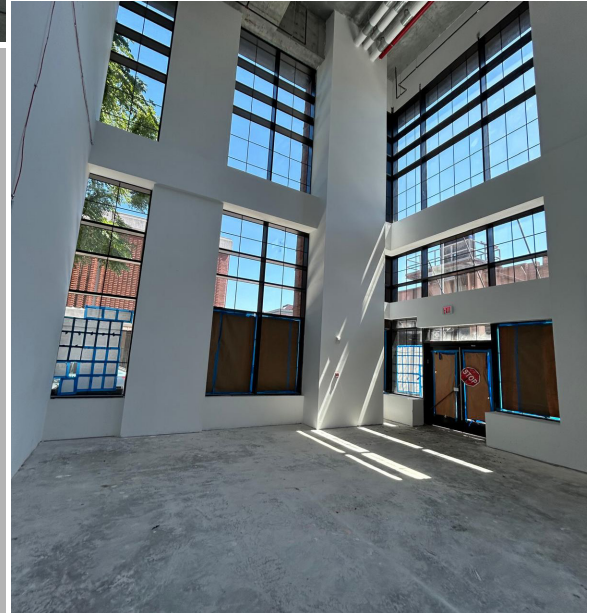
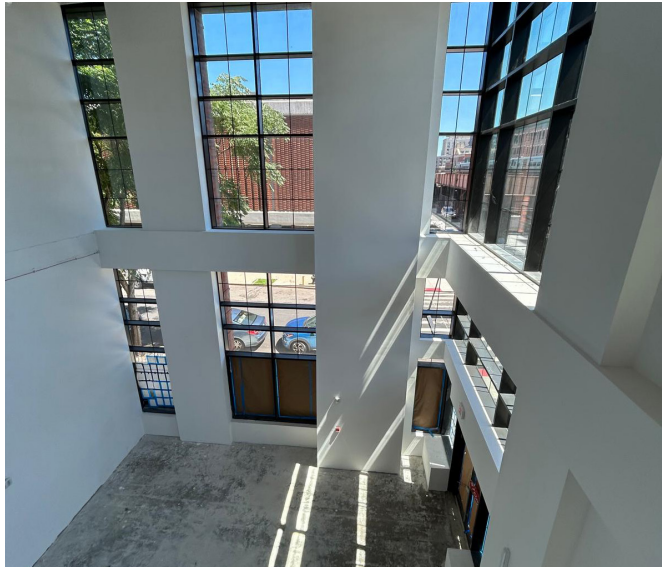
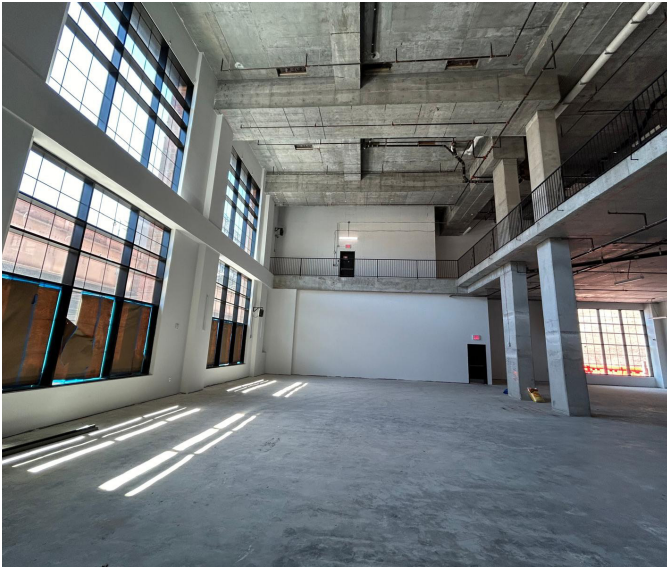
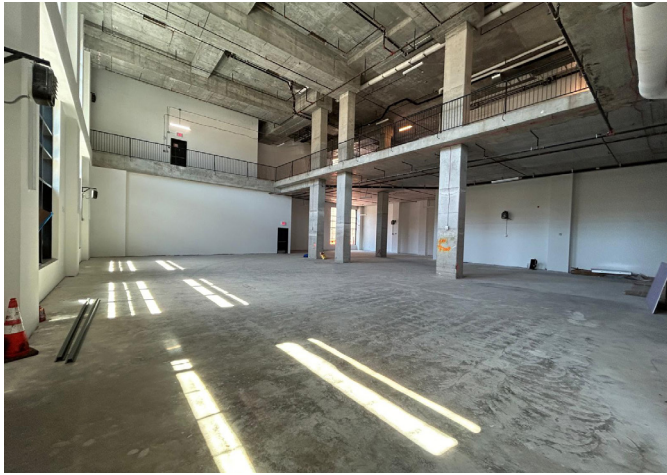
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# Interior Photos



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# Exterior Photos

