

2298

FREDERICK DOUGLASS BOULEVARD HARLEM, NYC

Corner of Frederick Douglass Boulevard &
West 124th Street

MEDICAL FOR LEASE

APPROXIMATE SIZE

3,100 SF

ASKING RENT

~~\$20,000/Month~~ Reduced
\$18,500/Month

POSSESSION

Immediate

TERM

Negotiable

FRONTAGE

100 FT Wraparound

COMMENTS

- Turn-key medical space ready for immediate possession
- Massive opportunity for 3,100 SF with over 100' of wraparound frontage
- 10 newly-built exam/treatment rooms
- Two means of egress directly to the street
- ADA-compliant entrance and restrooms
- Employee break-room in place
- Ideal for medical, dental, physical therapy, urgent care, wellness or other healthcare users
- Steps from Harlem's 125th Street national co-tenancy strip with subway's nearby

NEIGHBORS

Whole Foods Market • Chic Fil A • TD Bank • Bank of America • T-Mobile • Aloft Harlem Hotel • Empire Eye Care • Planet Fitness • CVS • Starbucks • Foot Locker • Marshalls • H&M • Dunkin' • Ahma Rx Pharmacy

TRANSPORTATION



NOAM AZIZ

Managing Director
212.468.5984
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DANIEL ZACAIM

Associate
212.468.5910
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CONCEPTUAL RENDERING



MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

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INTERIOR

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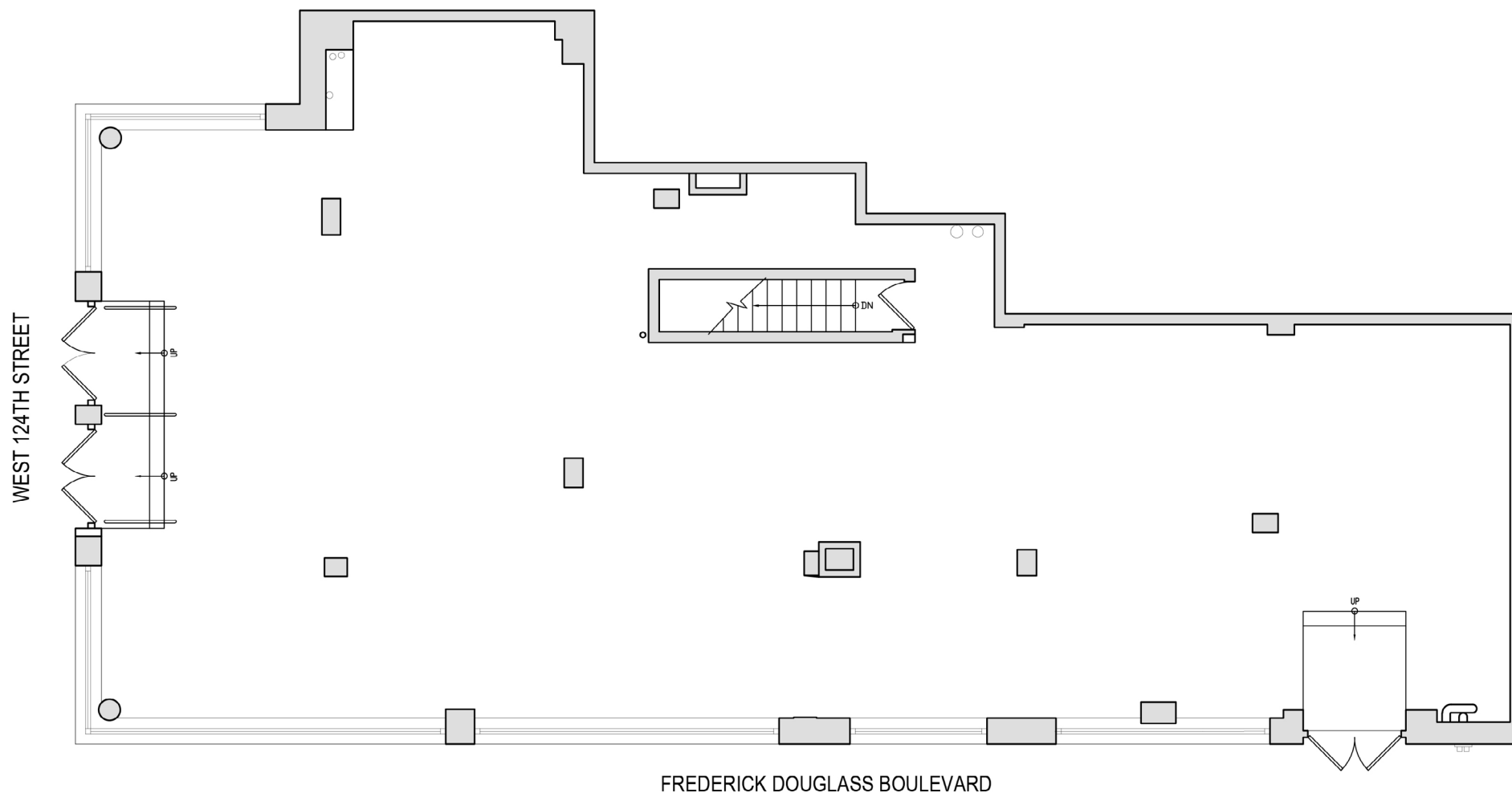
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FLOOR PLAN



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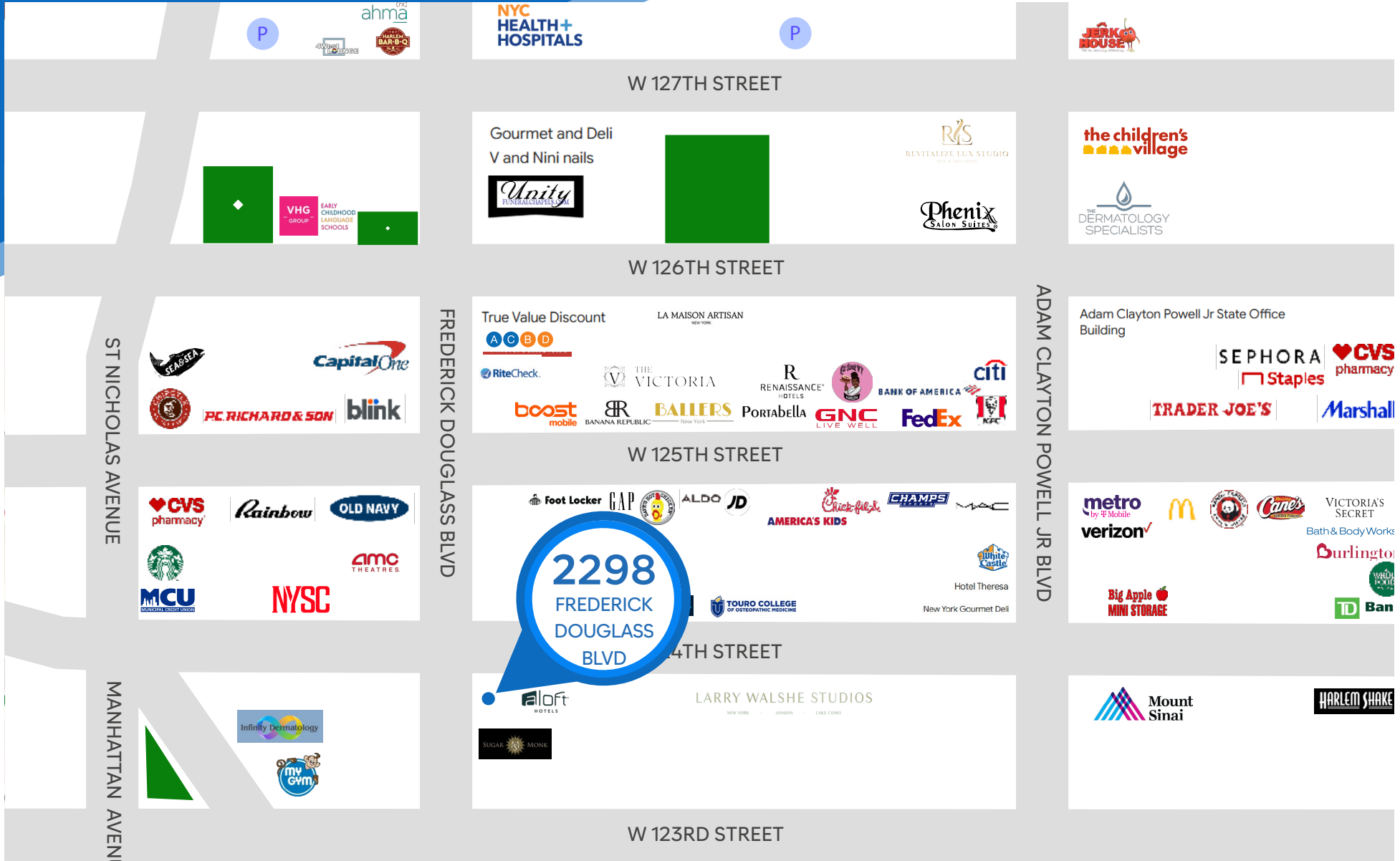
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