

81 EAST 125TH STREET • NEW YORK, NY

THE NEW HEART
OF HARLEM



THE CORN EXCHANGE

HARLEM

Brand New Development

Full Floor Availabilities | Up to 32,500 RSF

 CUSHMAN &
WAKEFIELD

THE OPPORTUNITY

Directly adjacent to Metro North's 125th Street station and in close proximity to the East and West Side subways, the Corn Exchange is your ideal location for office, creative production, or medical users. The building is LEED-certified with stunning views, efficient floors, roof deck and building signage opportunities.

HIGHLIGHTS



Direct access to transportation - The 125th Street Metro-North Railroad Station ("Uptown Grand Central") is directly adjacent



4 5 6 subway lines on the corner



Less than a 10-minute walk to the 2 3 subway lines



Rooftop terrace



Café on ground floor

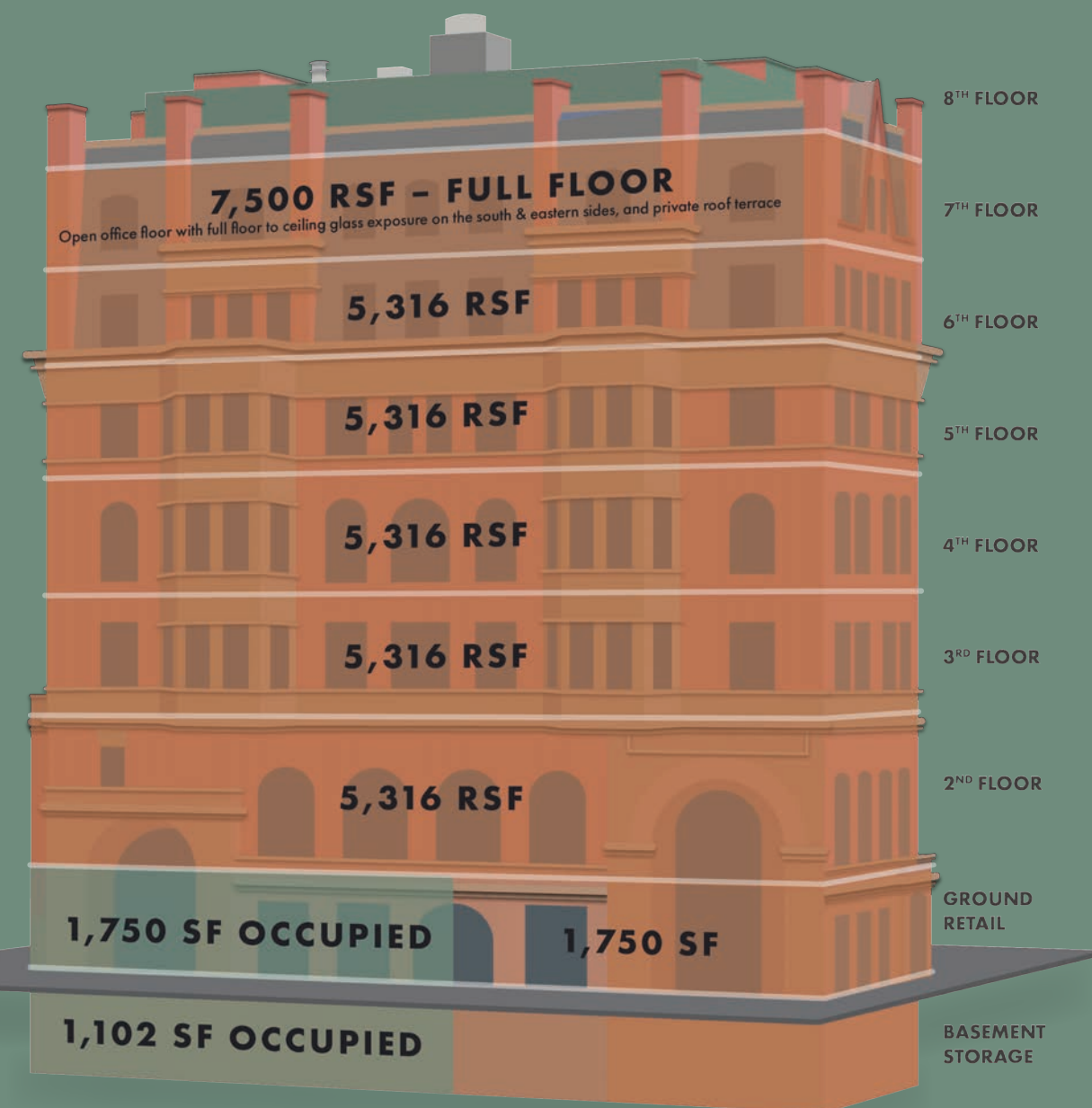


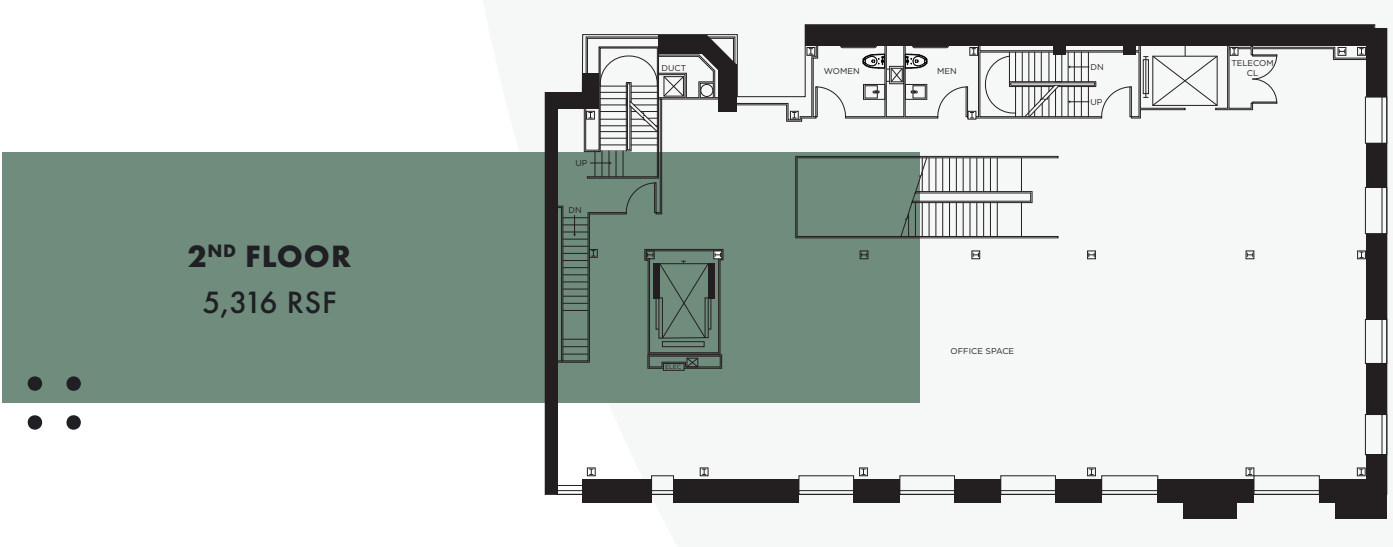
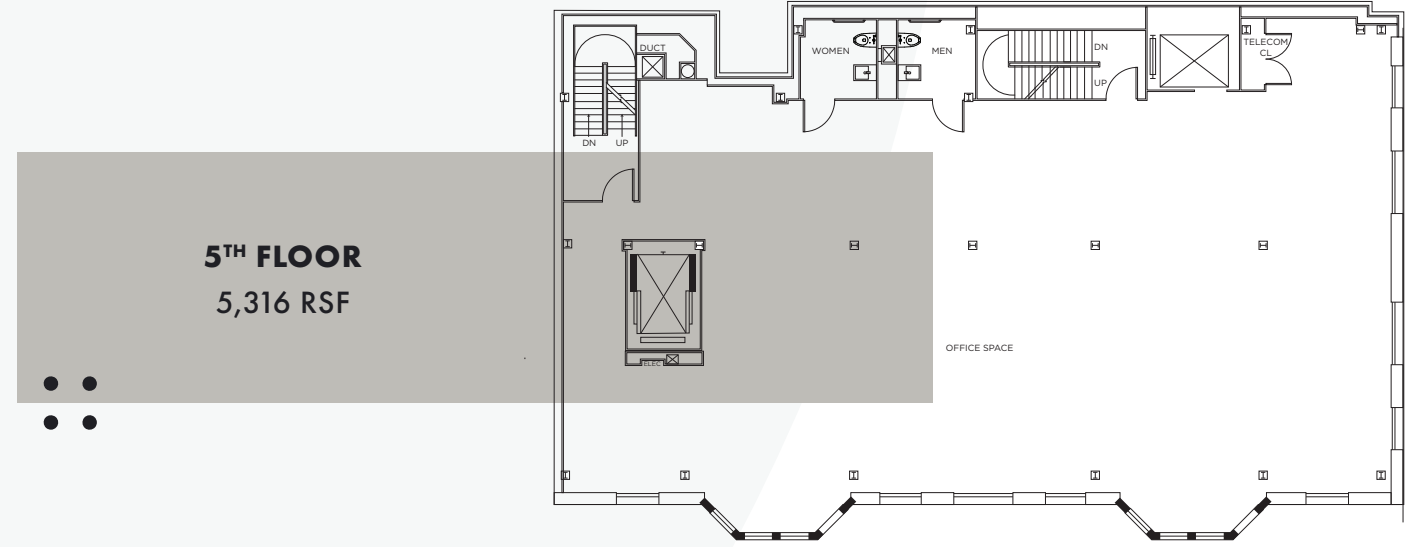
AVAILABILITIES

Office space at The Corn Exchange qualifies for the **New York Relocation and Employment Assistance Program (REAP)**, an annual tax credit of \$3,000 for twelve years per eligible employee (new hires or employees relocating from below 96th Street or outside of New York City).

POSSESSION: Immediate

TERM: 5-10 Years





THE TRANSFORMATION

Today, the building stands at its exact location, an image of its past benefiting from the technology, services, and amenities of the present. While the majority of the interior and upper half of the building is newly constructed, great effort was made in its construction to reflect the original design.

From the red Philadelphia brick to the copper moldings, from the slate roof to the still original sandstone base, the Corn Exchange stands as a shining example of human endeavor, ingenuity, and love for the community. With its rebirth, it is once again positioned at the center of business, commerce and culture in Harlem.

1883

Originally built in 1883, the "Mount Morris Bank Building" at 81-85 East 125th Street was constructed as the headquarters for the Mount Morris Bank. The location was selected as the area was transforming from a suburb to a more urban environment. The base of the building was designed to house the bank branch, while the upper floors were designed as residential space. However, two decades later the residences were converted to commercial use.



1920



1934



1895



1983



TODAY

After three-years of design, construction and redevelopment the property was completed and delivered as the building that exists today – a premier boutique loft office and retail building. While only two floors of the original landmark structure remained prior to redevelopment, the new building preserves the existing structure and honors the original.



1884



2004



2007



2012

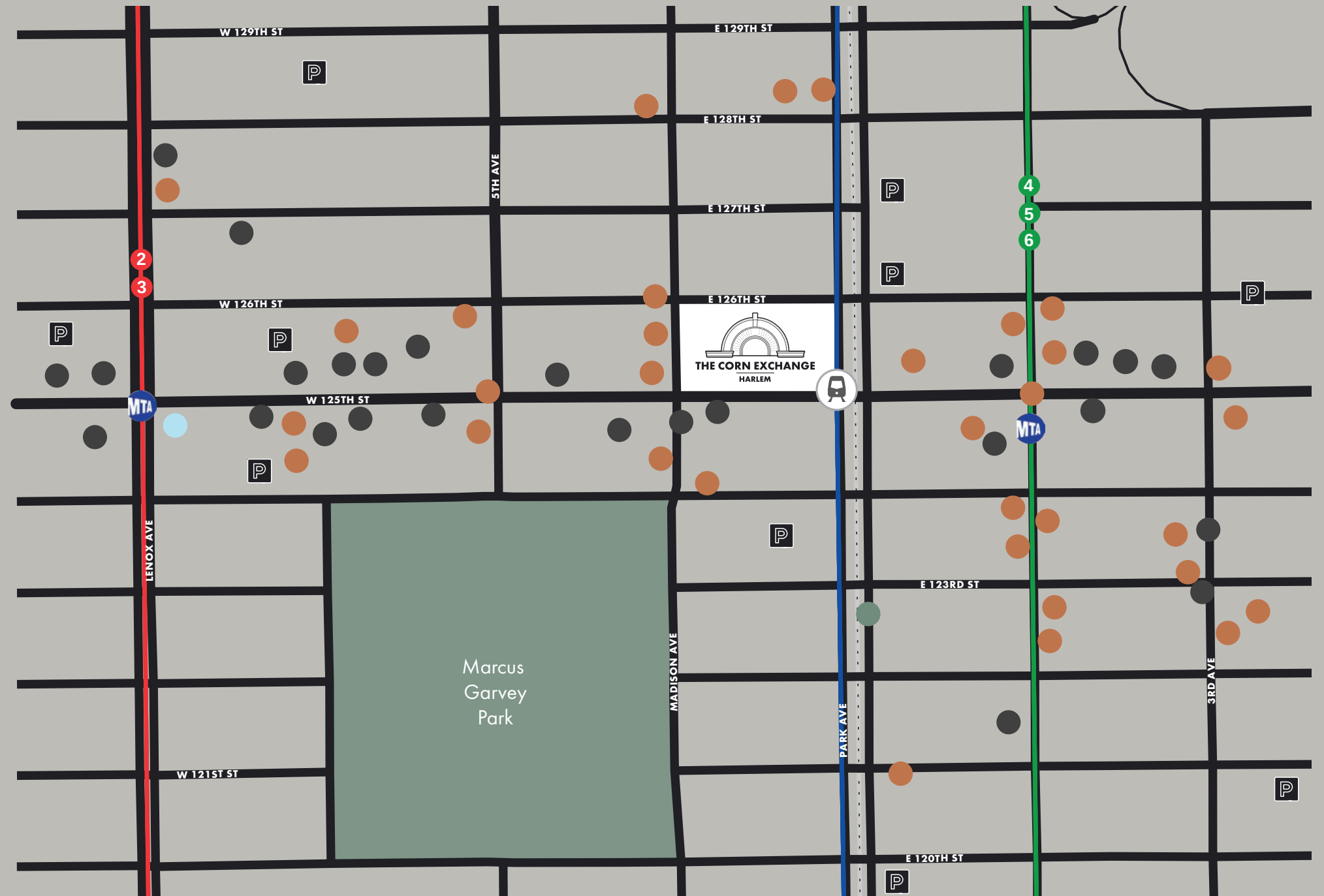


THE NEIGHBORHOOD

125th Street in Harlem has always been an important central hub uptown Manhattan and today continues to grow as a commercial and residential area. The population surrounding The Corn Exchange has seen more than 30% increase since 2014.

A wide range of companies and institutions are located in Harlem, including Columbia University, the New York Academy of Medicine, The Clinton Foundation, The New York College of Podiatric Medicine, Hunter College School of Public Health, Wework, and the newly established New York Proton Center.

Harlem boasts a large and active arts and cultural community. The area is home to institutions such as the Apollo Theatre, the Harlem School of the Arts, the National Jazz Museum, the National Black Theatre, and the Studio Museum, among others. Recent zoning changes have set the stage for further growth of Harlem's art and cultural community by providing incentives to create dedicated space for visual or performing arts.



1 GYM/FITNESS



1 URGENT CARE

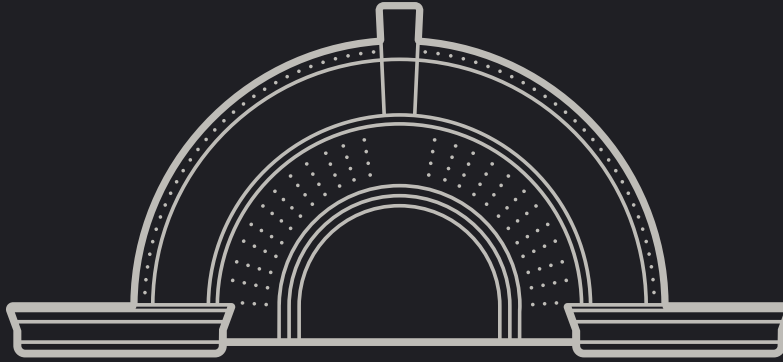


35+ RESTAURANTS



25+ RETAIL

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HARLEM

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Contact us today to tour this opportunity.

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