



Entire 7th: Will Divide
11,427 RSF

Partial 9th
5,122 RSF
Brand New Prebuilt

Entire 10th
11,406 RSF

Partial 11th: Will Divide
7,978 RSF

Entire 12th
11,546 RSF

- Immediate Occupancy
- Landlord to provide TI & Rent Allowance
- Electric Sub-metered
- 5 – 10 Year Terms
- Tenant controlled HVAC
- REAP in Commercial Rent Tax Exemption Available for Qualifying Tenants



3,000-30,000 SF available in historic building located
at the bustling intersection of 125th Street & Park Avenue

BUILDING IMPROVEMENTS

- New lobby
- Newly built tenant suites
- New bathrooms

INCREDIBLE TRANSPORTATION ACCESS

- Direct access to transportation
- The 125th Street Metro-North Railroad Station (also known as “Uptown Grand Central”) just steps away
- 4/5/6 subway lines on the corner
- Less than a 10-minute walk to the 2/3 subway lines

NEARBY DINING & ATTRACTION

- Area amenities include Sylvia’s, Red Rooster, Yuzu, Chez Lucienne, Corner Social, and more

For more information, please contact:

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www.theleebuilding.com



Brand New Prebuilt - 5,122 RSF



Lobby



RESTAURANTS

- | | | | |
|--|-----------------------------|----------------------------|---------------------------------------|
| 1 Mountain Bird (110th St. @2nd Ave.) | 5 Sylvia's | 9 Starbucks | 13 Settepani |
| 2 Quality & Natural Food | 6 Corner Social | 10 Harlem Shake | 14 Maison Harlem |
| 3 Yuzu | 7 Red Rooster Harlem | 11 Boulevard Bistro | 15 Lulu's Taqueria |
| 4 Babbalucci | 8 Chez Lucienne | 12 Barawine | 16 Streetbird (FDB @116th St.) |

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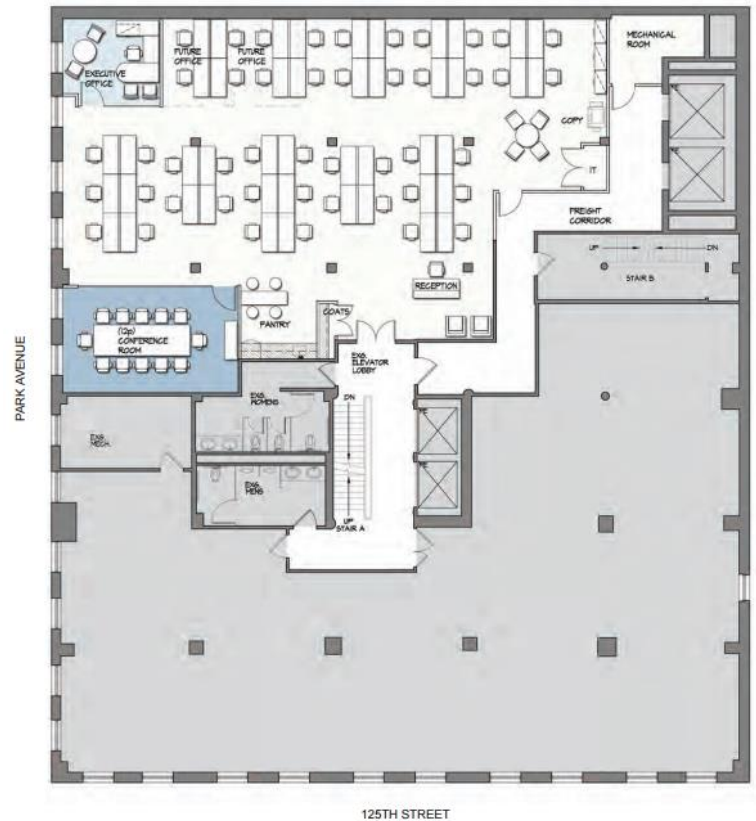
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PARTIAL 7TH FLOOR



PARTIAL 9TH FLOOR



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ENTIRE 10TH FLOOR



PARTIAL 11TH FLOOR



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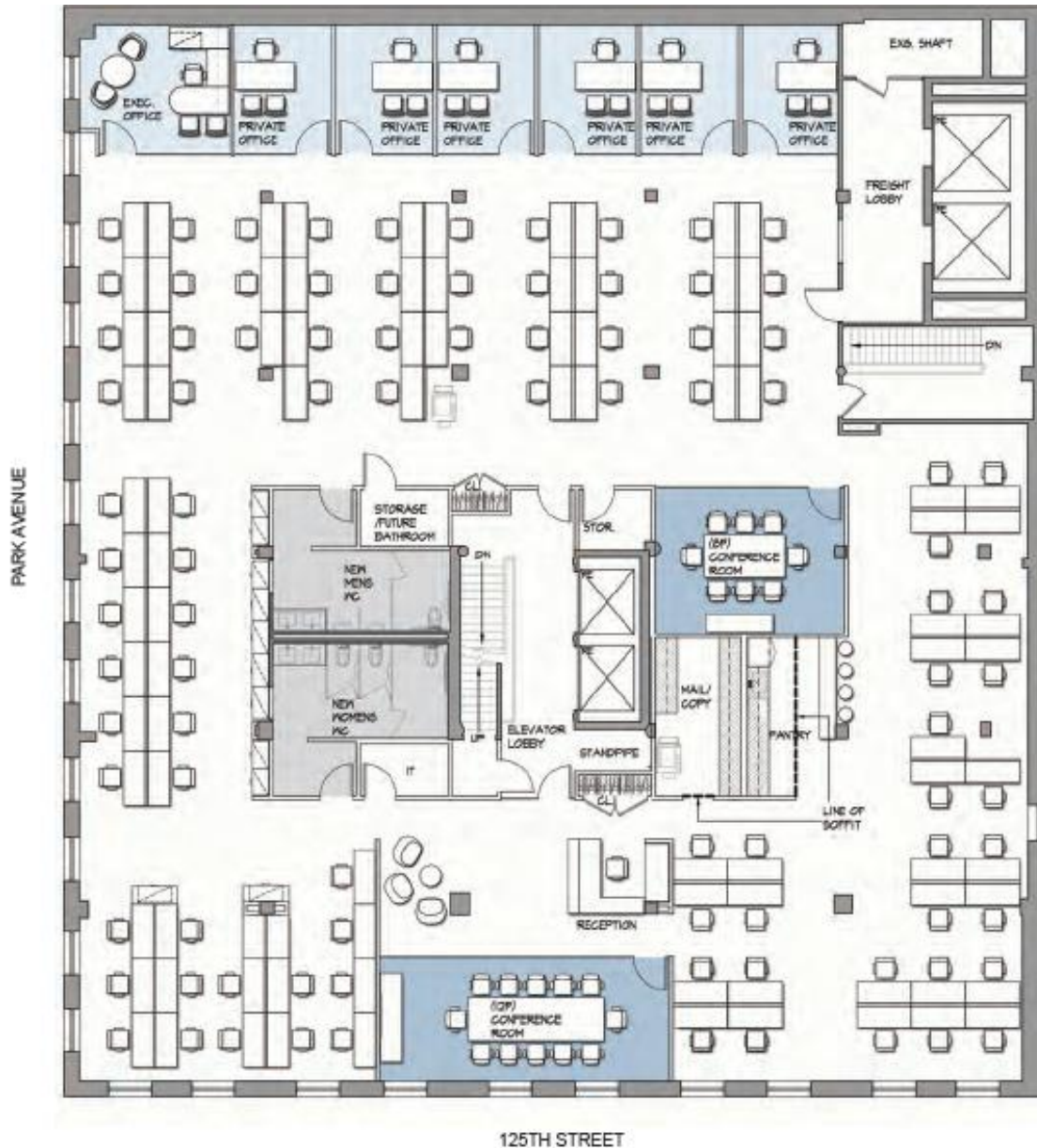
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ENTIRE 12TH FLOOR TEST FIT – OPEN LAYOUT



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