

PRIME HARLEM OFFICE SPACE FOR LEASE | THREE FLOORS AVAILABLE  
28,539 TOTAL SQ. FT. | MOVE-IN READY SPACES

FOURTH FLOOR  
9,513 SF

THIRD FLOOR  
9,513 SF

SECOND FLOOR  
9,513 SF



1751 PARK AVENUE  
PARK AVENUE & 122<sup>ND</sup> STREET

BESSEN  
RETAIL



LOCATED THREE BLOCKS FROM 125<sup>TH</sup> STREET | ACCESS TO MASS TRANSIT

## PROPERTY DETAILS

- Each floor is independently serviced with a gas boiler, hot water heater, and HVAC cooling system.
- Bathroom and kitchen facilities are available on every floor.
- Each floor features a dedicated front desk and lobby area, allowing for multi-tenant or single-tenant configurations.
- The second floor is serviced by a private elevator with direct access from the ground floor lobby.
- A separate private elevator provides exclusive connectivity between the fourth and third floor.

## IDEAL USES FOR LEASED SPACE

- Professional Office
- Daycare or Early Childhood Education Facility
- Senior or Community Center
- Charter or Private School
- Medical Center or Physician's Office



## CONTACTS:

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## FOURTH FLOOR | 9,513 SF



**APPROXIMATE SIZE**  
9,513 SF

**ASKING RENT**  
\$35/SF

### COMMENTS

- Large Spacious Floor
- Fully Furnished
- Bright Natural Light

### TRANSPORTATION

 Metro-North Railroad

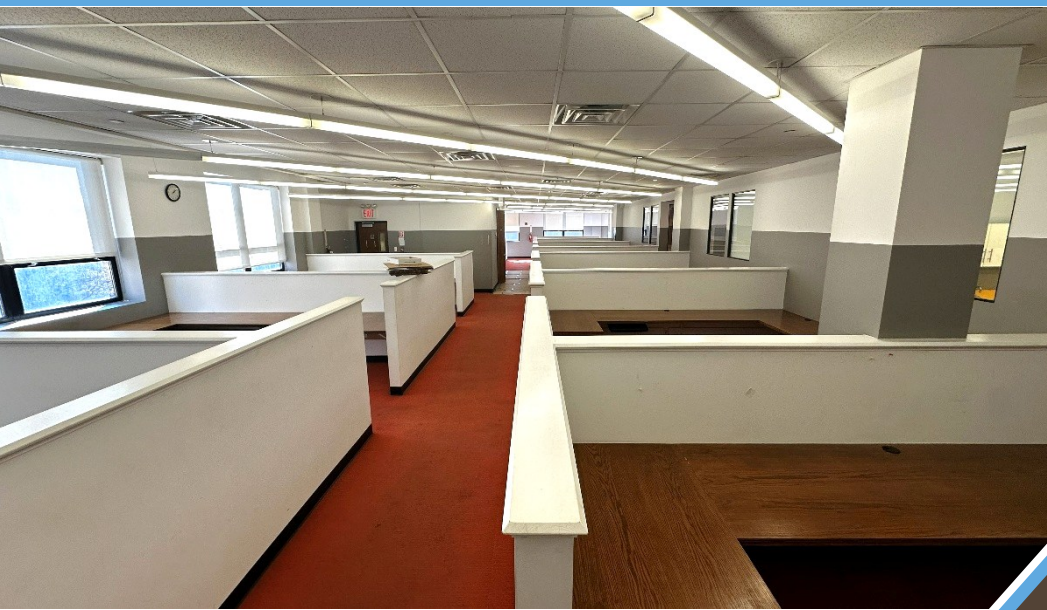
  

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EAST HARLEM, NYC

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## FOURTH FLOOR | PROPERTY PHOTOS

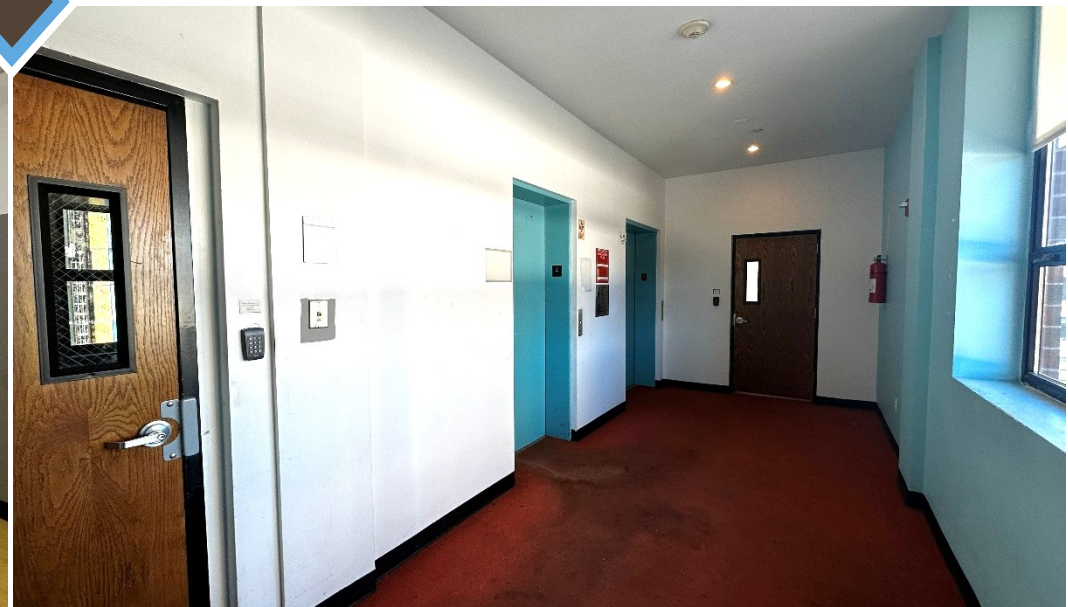
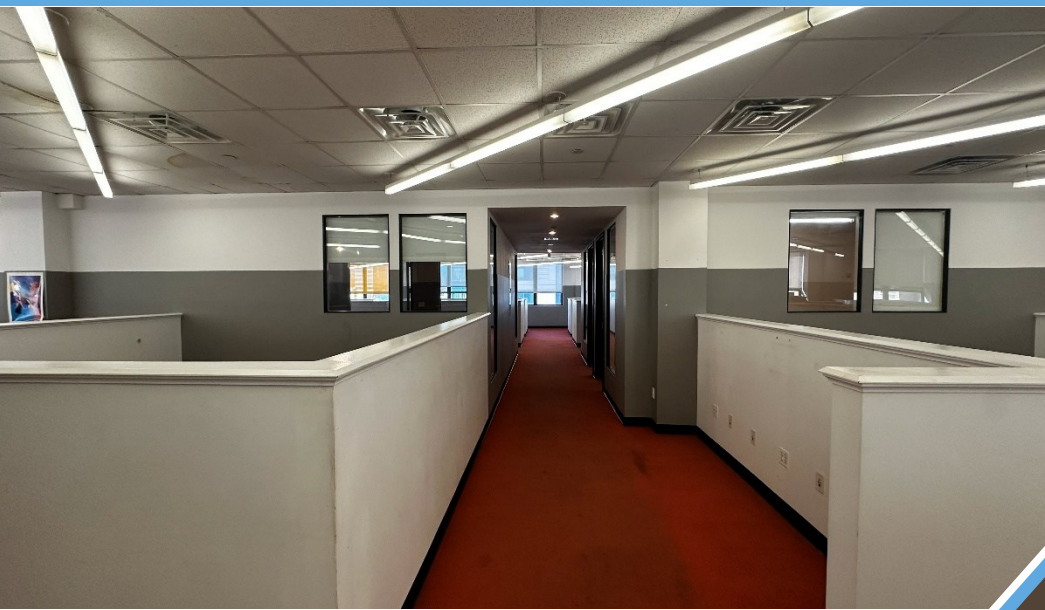


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## FOURTH FLOOR | PROPERTY PHOTOS

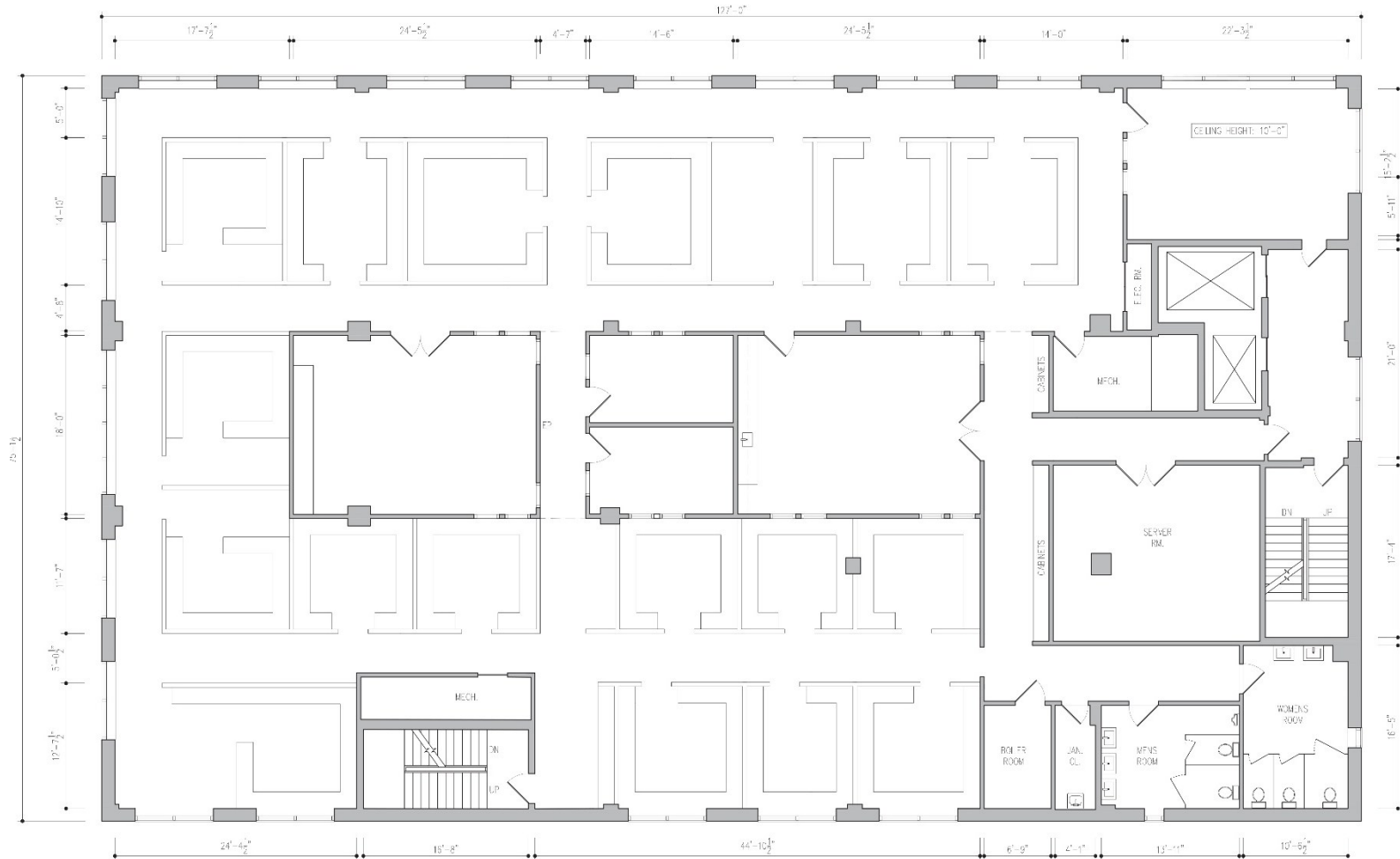


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# FOURTH FLOOR | FLOOR PLANS

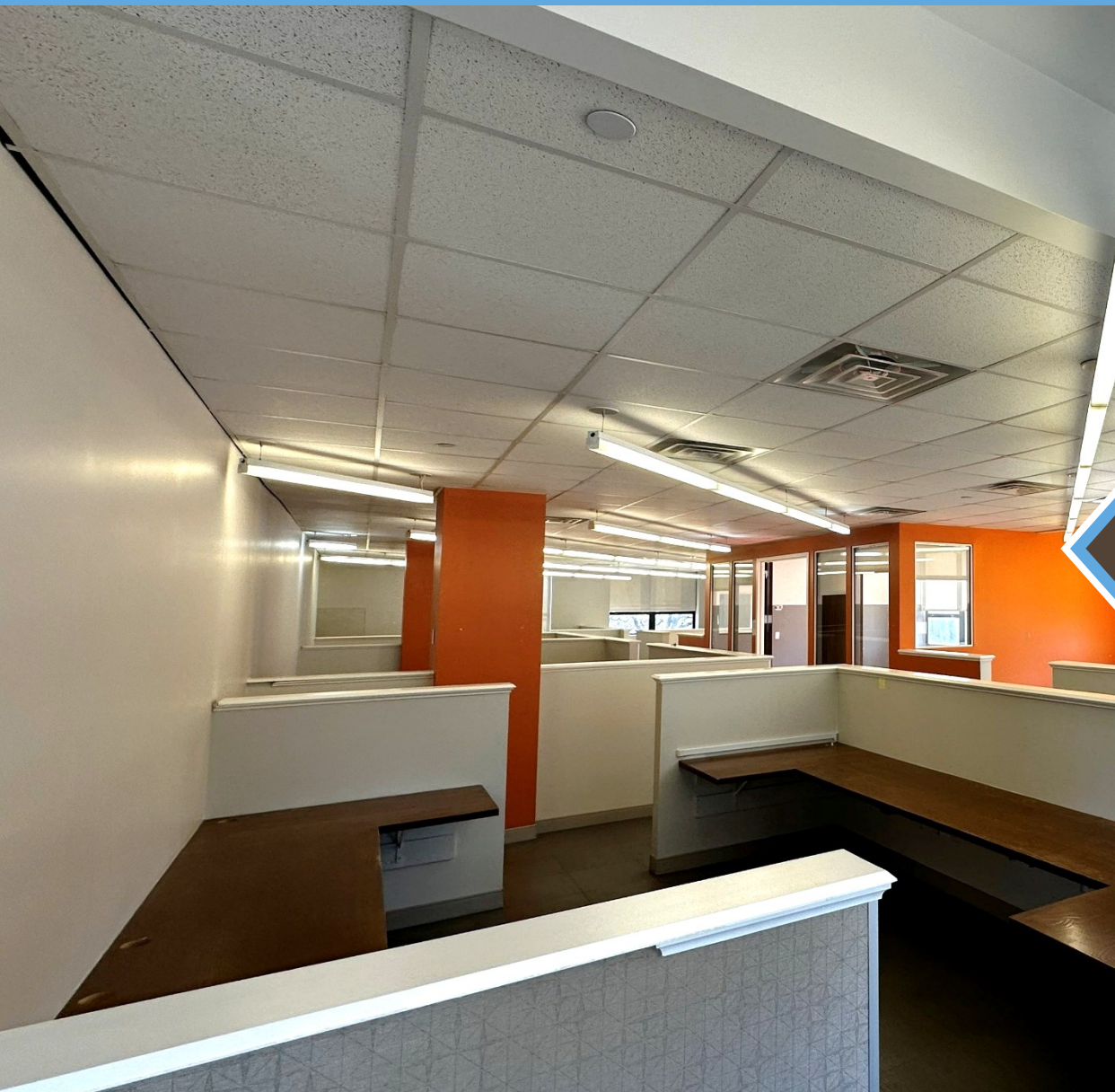


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## THIRD FLOOR | 9,513 SF



**APPROXIMATE SIZE**  
9,513 SF

**ASKING RENT**  
\$35/SF

### COMMENTS

- Large Spacious Floor
- Fully Furnished
- Bright Natural Light

### TRANSPORTATION

 Metro-North Railroad

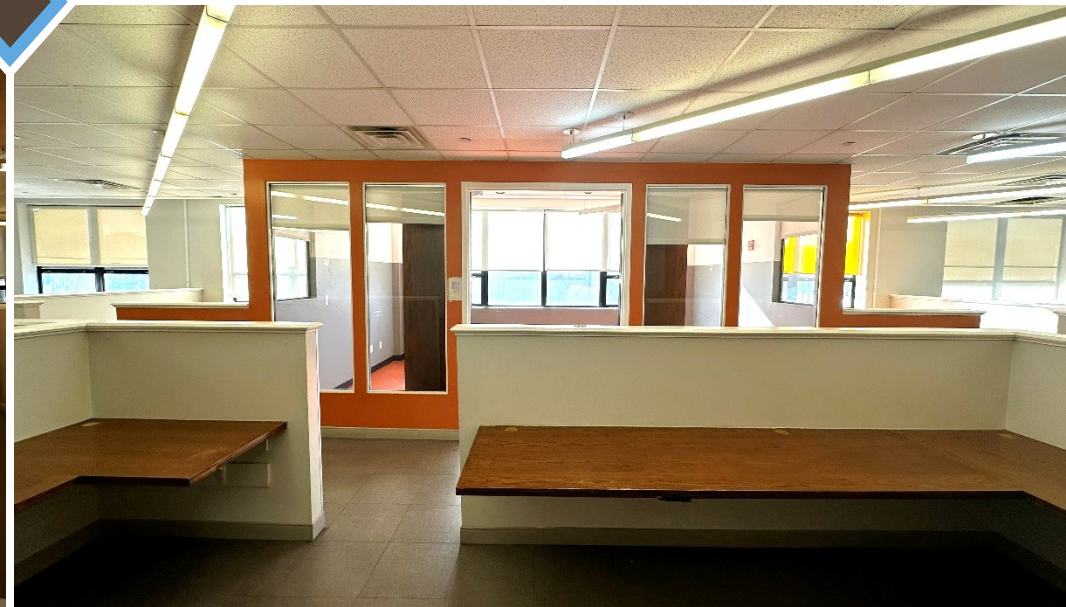


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## THIRD FLOOR | PROPERTY PHOTOS

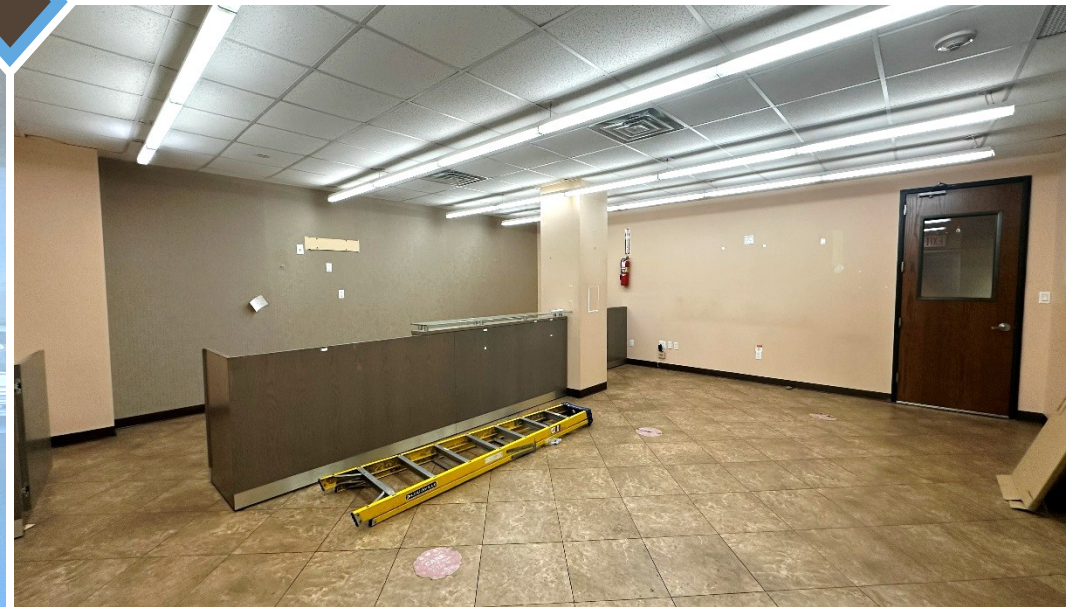


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## THIRD FLOOR | PROPERTY PHOTOS



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# THIRD FLOOR | FLOOR PLANS



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## SECOND FLOOR | 9,513 SF



**APPROXIMATE SIZE**  
9,513 SF

**ASKING RENT**  
\$35/SF

### COMMENTS

- Large Spacious Floor
- Fully Furnished
- Bright Natural Light

### TRANSPORTATION

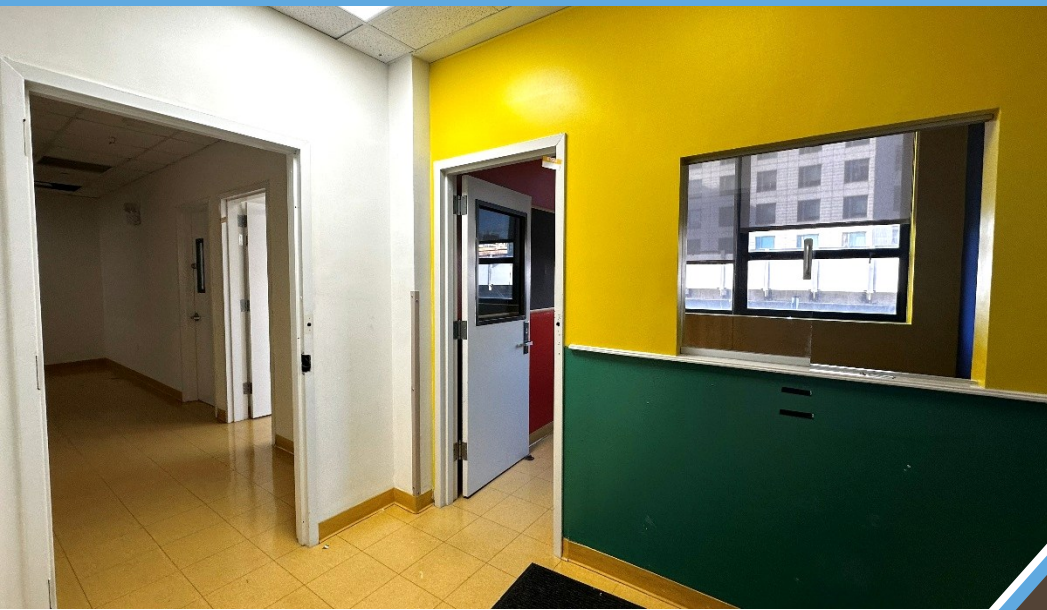


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## SECOND FLOOR | PROPERTY PHOTOS

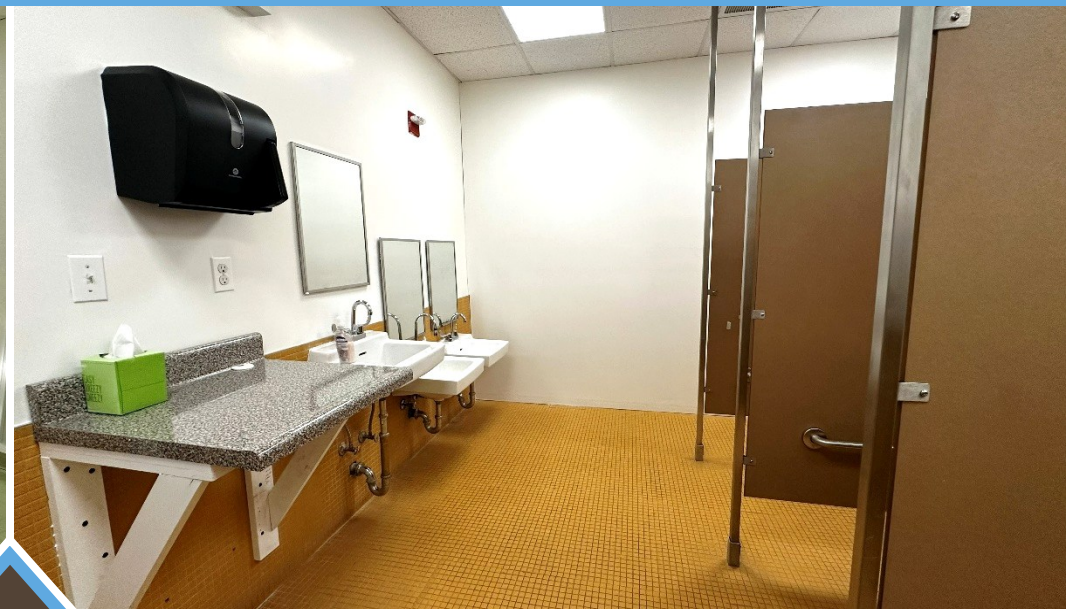


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## SECOND FLOOR | PROPERTY PHOTOS

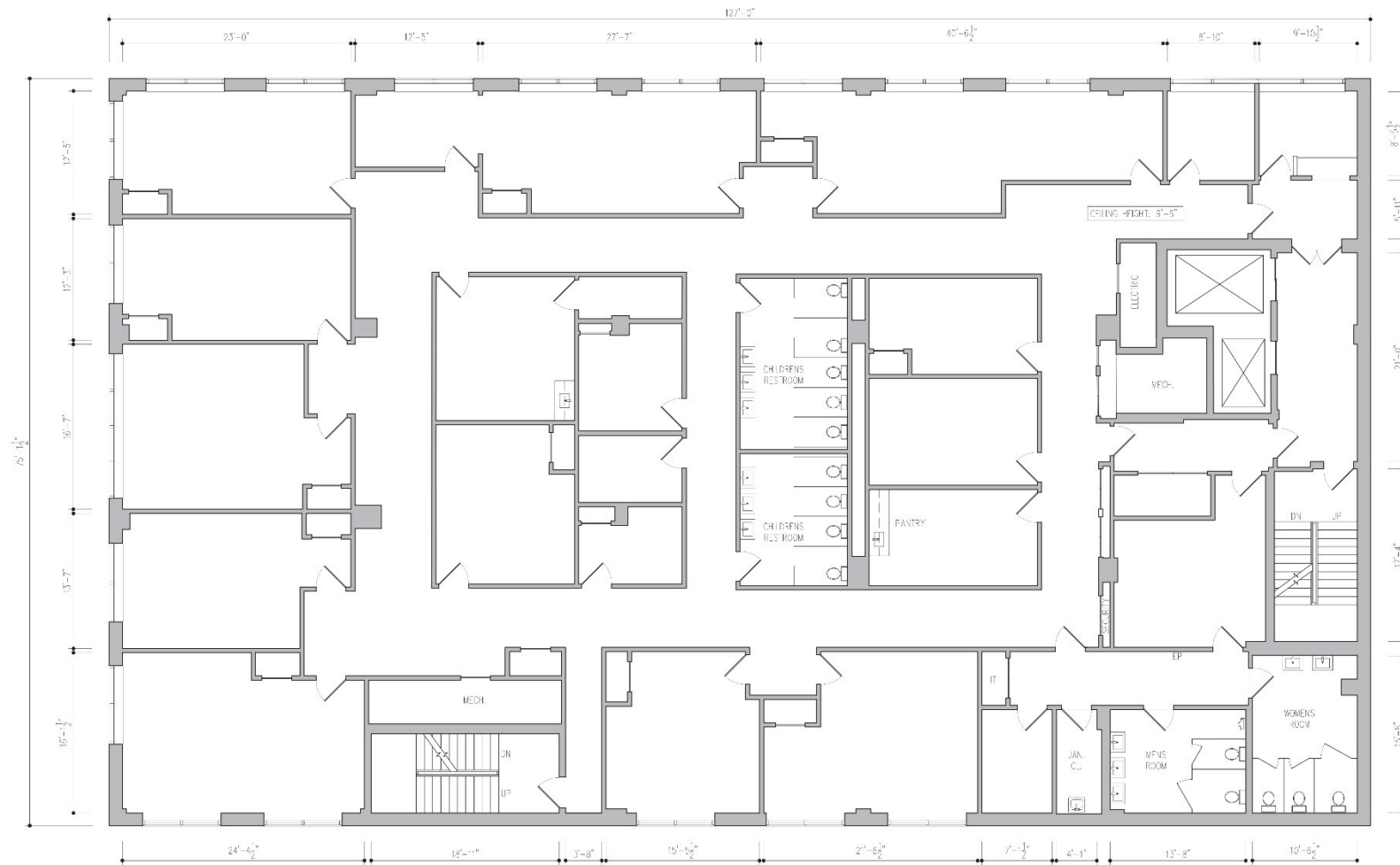


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## SECOND FLOOR | FLOOR PLANS

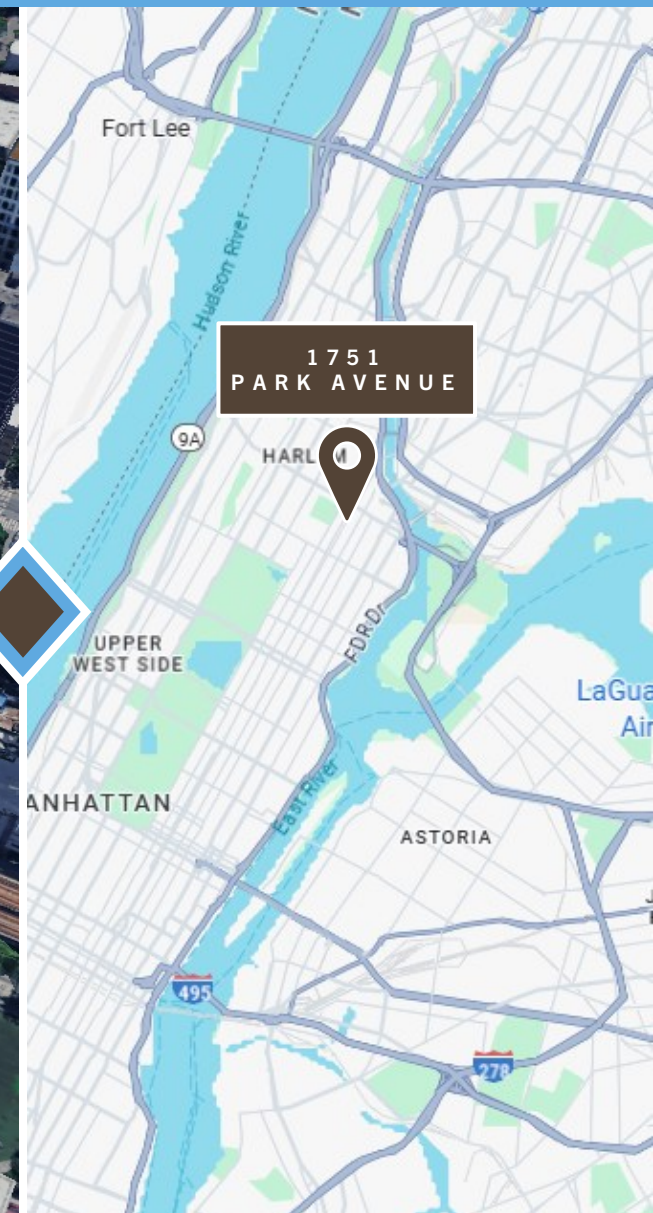


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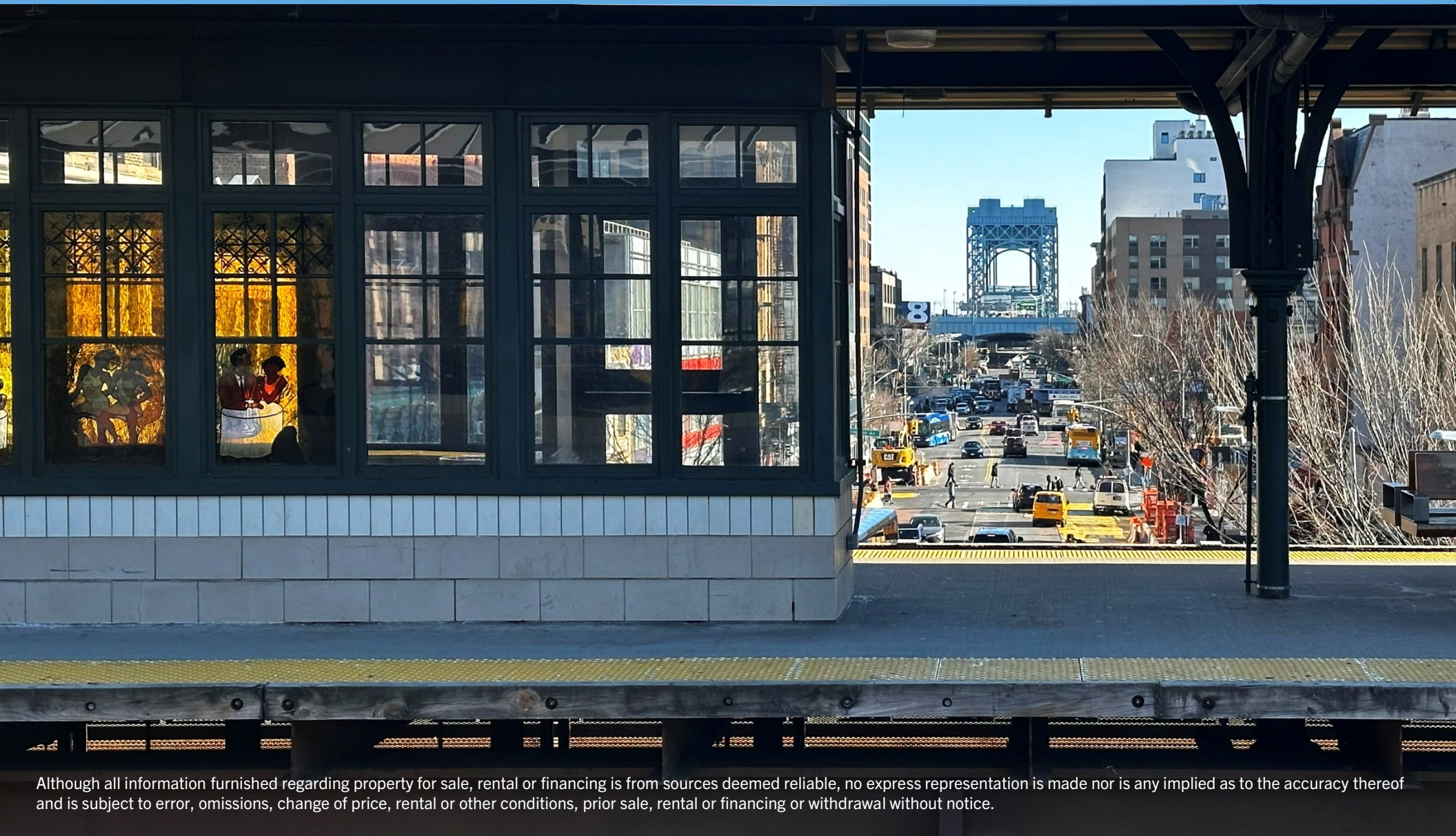


**NEIGHBORS INCLUDE:** Red Rooster Harlem, The Good Good, Wonder Central Harlem, Sylla, The Corner Lounge Restaurant, Maisonetta, EJ Kitchen, Cucina Italian Tavern, Bistro Casa Azul, Okis Soul Food Restaurant NYC, Chu Ros Thai NYC, Plue, La Cocina de Mama, Soul Maya Restaurant, Corner Social, Pipo's Restaurant, Eli Kallejon, Harlemites Peruvian Cuisine, Archer & Goat and more

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