

# 124-132 EAST 124TH STREET

## NEW YORK, NY 10035



Total of 38,950 SF | 6-Story + PH + Basement | Drive-In Ground Floor & Freight Elevator | Adjacent Parking / Yard



**38,950<sup>SF</sup>**  
TOTAL RENTABLE AREA

**6 Story + Penthouse**  
ELEVATOR BUILDING

**3,750<sup>SF</sup>**  
ADJACENT PARKING INCL.

### PROPERTY INFORMATION

Address:	124-132 East 124th Street	Ground Floor Ceiling Height:	15 feet
Total Rentable Area:	38,950 SF	Cross Streets:	Between Lexington Avenue & Park Avenue
Interior Rentable Area:	25,200 SF Upper Floor Office 5,000 SF Ground Floor Drive-In 5,000 SF Basement	Neighborhood:	East Harlem
Adjacent Parking/Storage:	3,750 SF Adjacent Paved Lot	Possession:	Immediate
Building Type:	6-story + Penthouse Elevator Building	Price:	Upon Request

## AVAILABLE FOR LEASE

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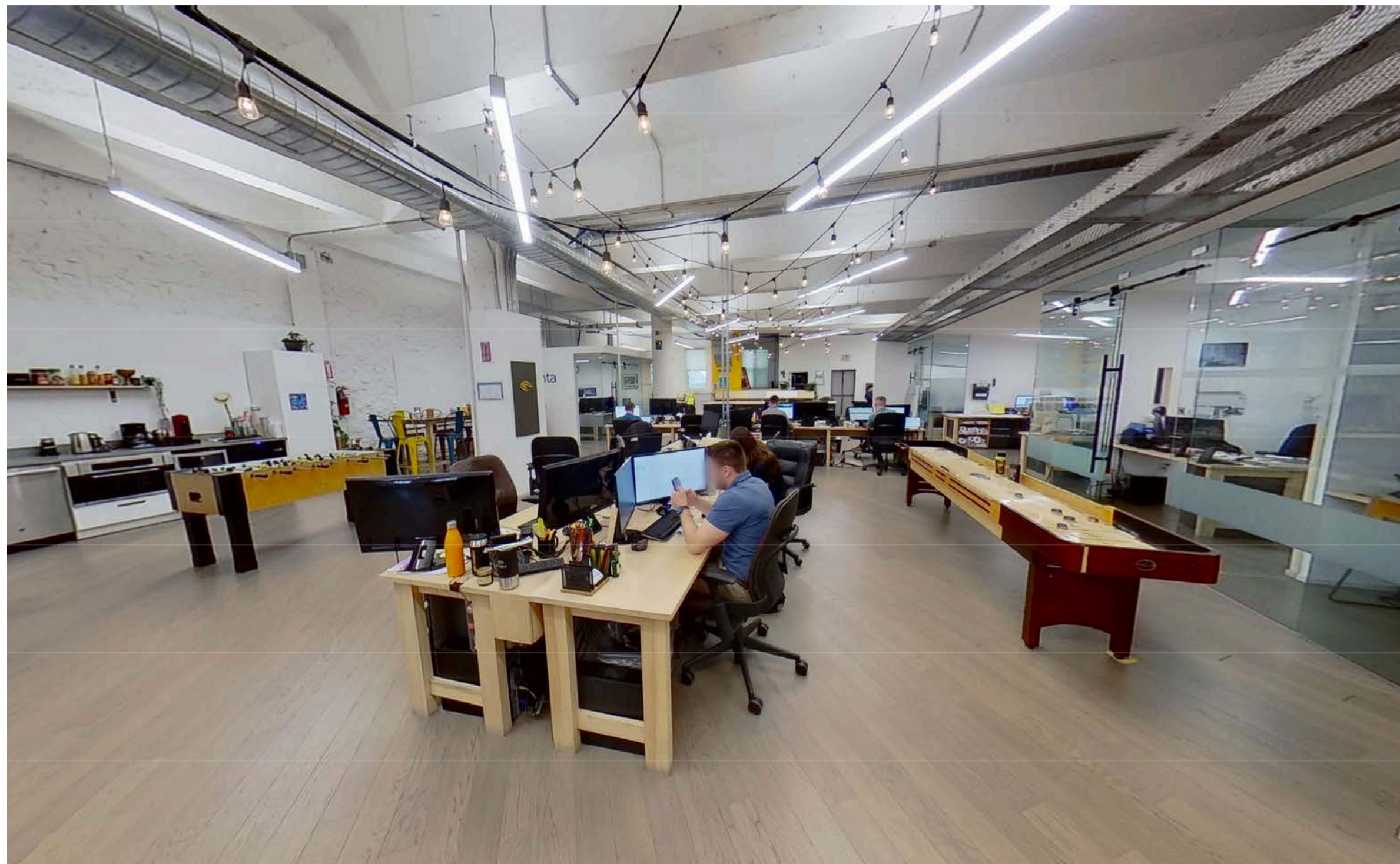
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# KEY FEATURES

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## ✓ 38,950 SF of Interior at/above Grade Space

Entire commercial building of approx. 38,950 SF, offering entire building signage & branding opportunities for a single occupier or multi-let strategy.

## ✓ Drive-in loading

Drive-in ground floor providing direct vehicle access for loading, storage and distribution operations.

## ✓ Major Renovation Underway

All new passenger/freight elevator being installed along with a new passenger lobby.

## ✓ Turn-key office floors

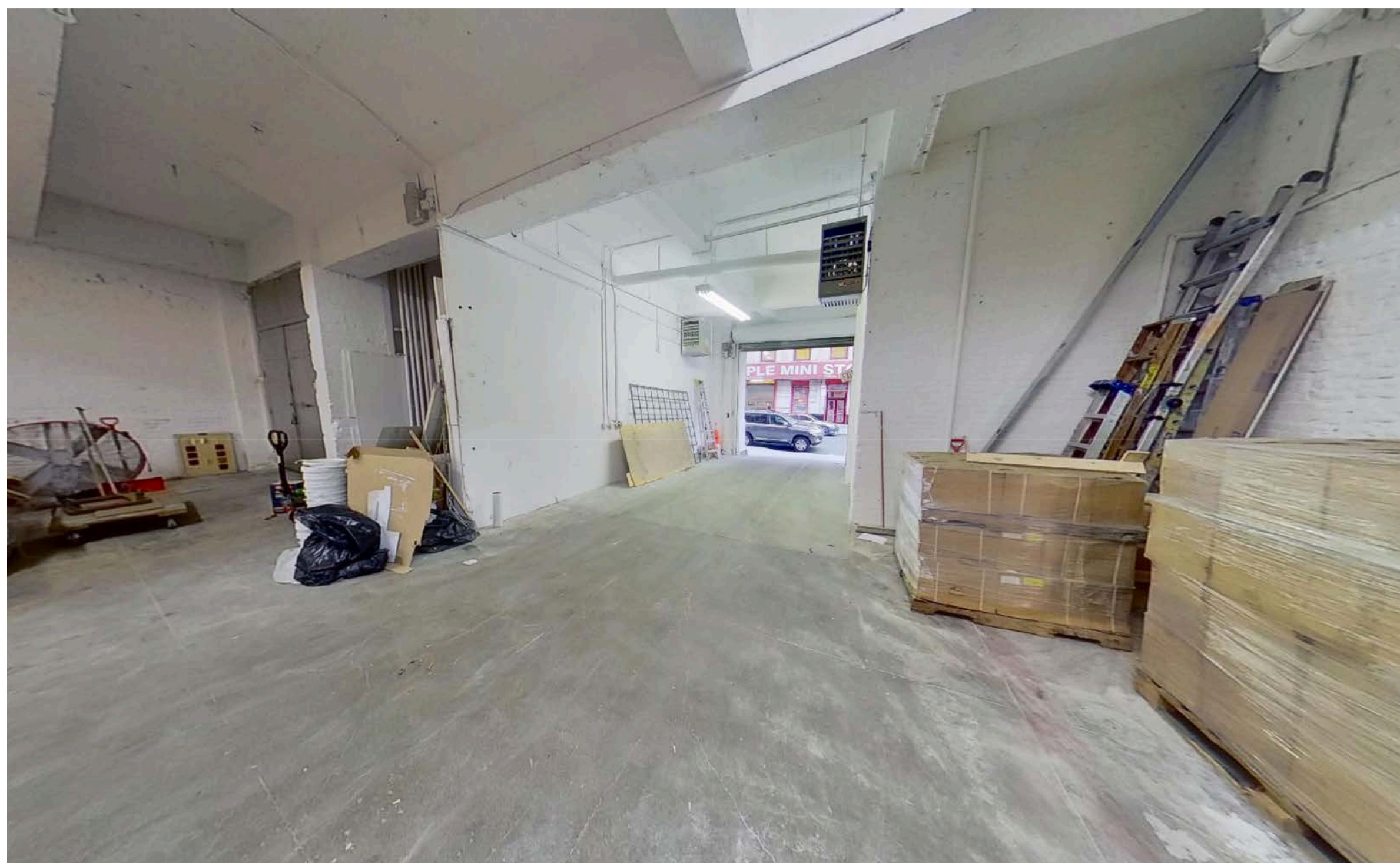
Upper floors improved as turn-key loft office space with glass-fronted private offices, a large conference rooms, creative open-plans, lounge areas and a full pantries.

## ✓ Loft Style Offices

Approx. 14-15 ft exposed ceilings, diffused LED lighting and wood flooring on improved office levels, creating a bright, contemporary loft-style working environment.

## ✓ Prime East Harlem Location

A short walk to 125th Street  and Harlem-125th Street  Metro-North Railroad with future benefit from the  2nd Avenue Subway extension and excellent access to major road links.



## ✓ On-site parking & storage

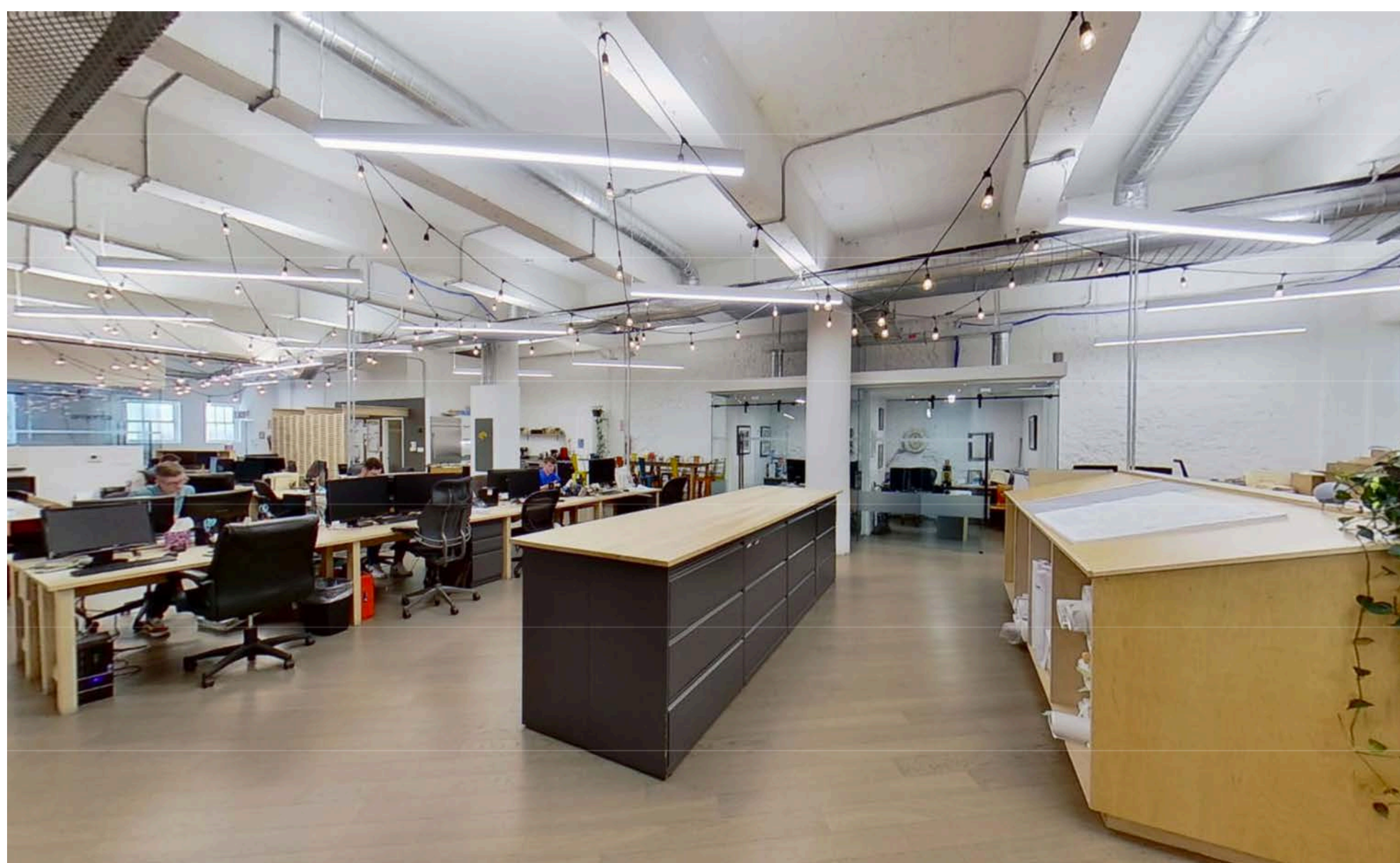
Approx. 3,750 SQ FT secure, paved parking/storage area, suitable for multiple vehicles, additional loading, laydown or storage of equipment & materials.

## ✓ Modern services

Tenant-controlled HVAC with upgraded electrical and low-voltage infrastructure to support modern office, production and technology needs.

## ✓ Total Rentable Area: 38,950 SQ FT

35,200 SQ FT interior space + 3,750 SQ FT adjacent parking lot



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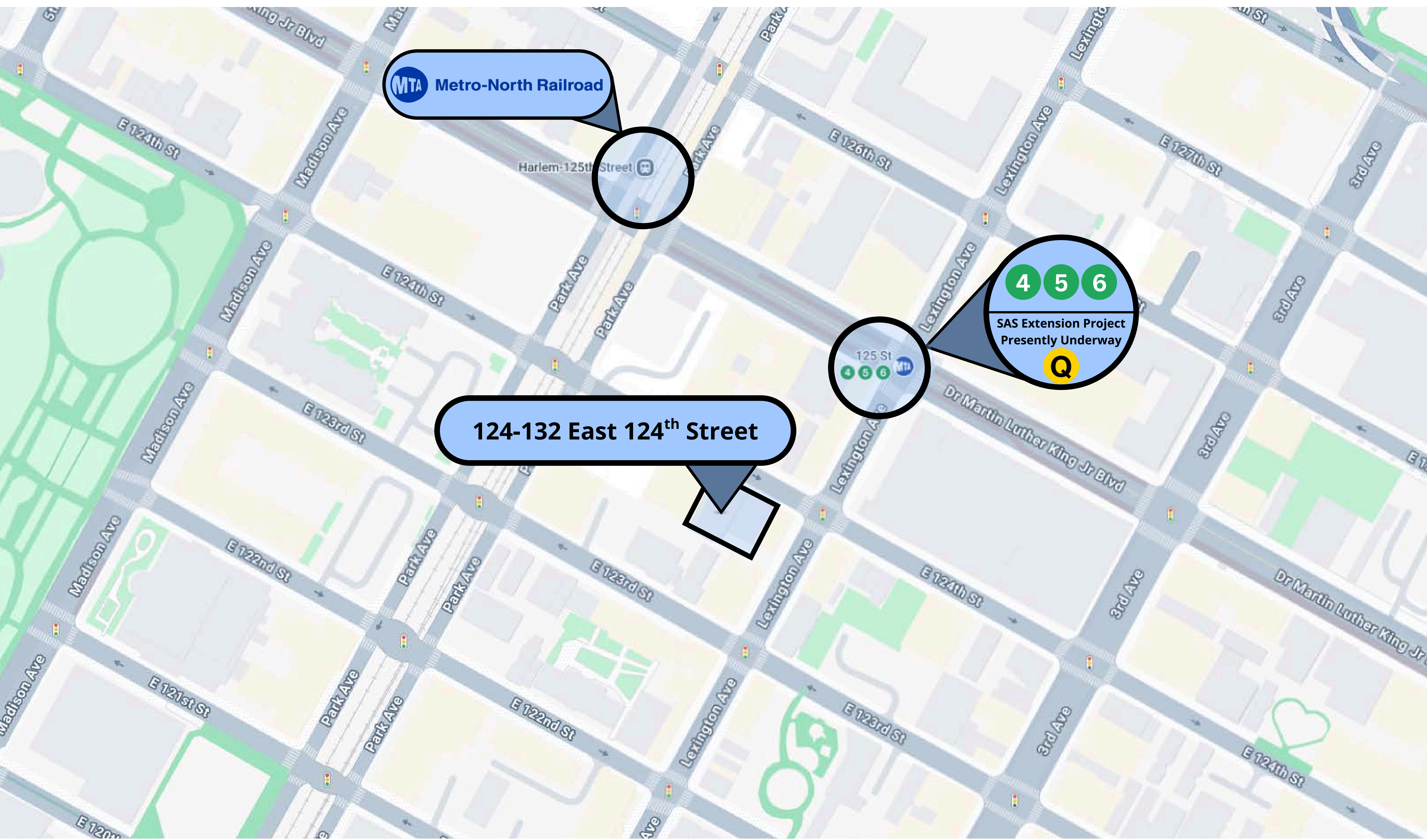


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# LOCATION



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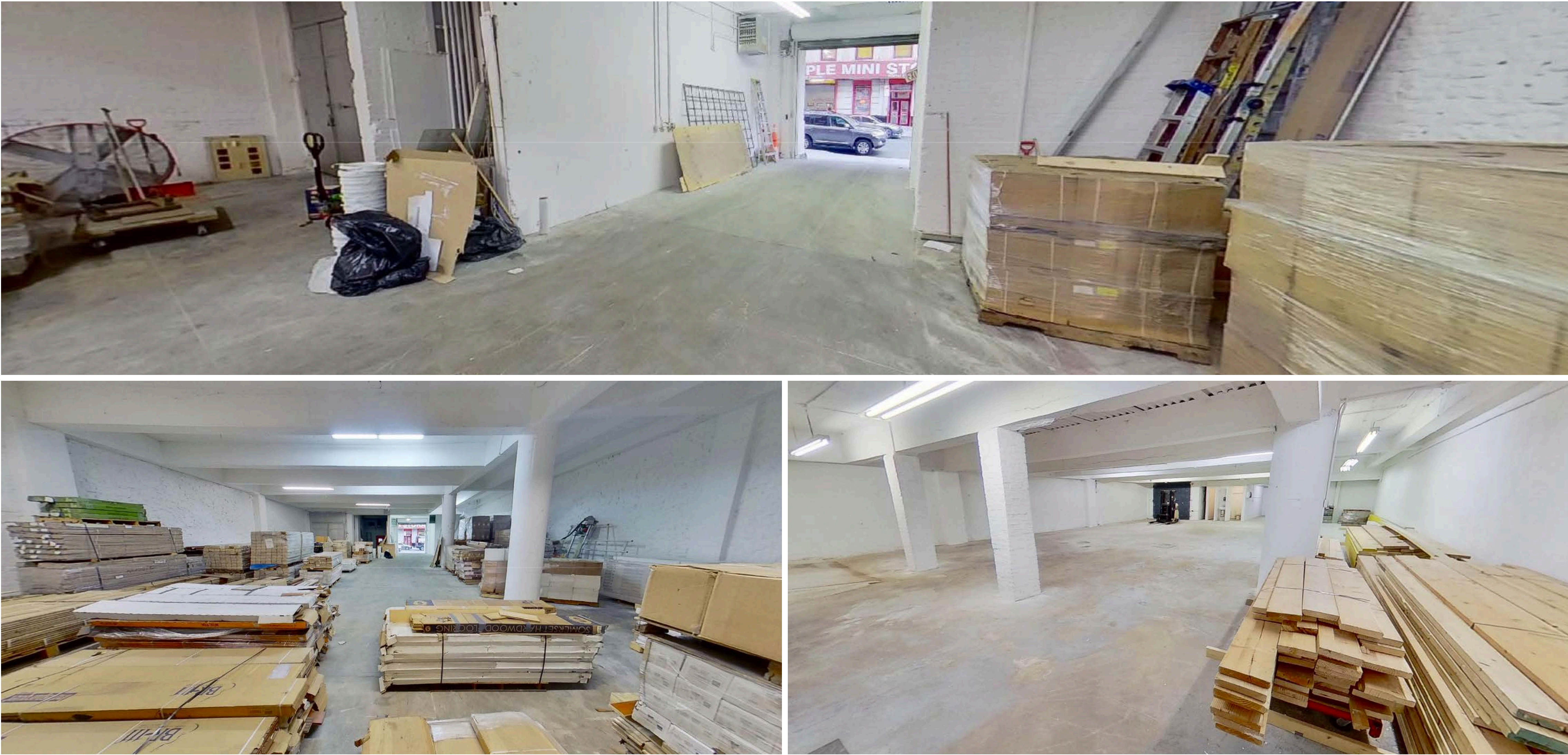
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# PROPERTY GALLERY

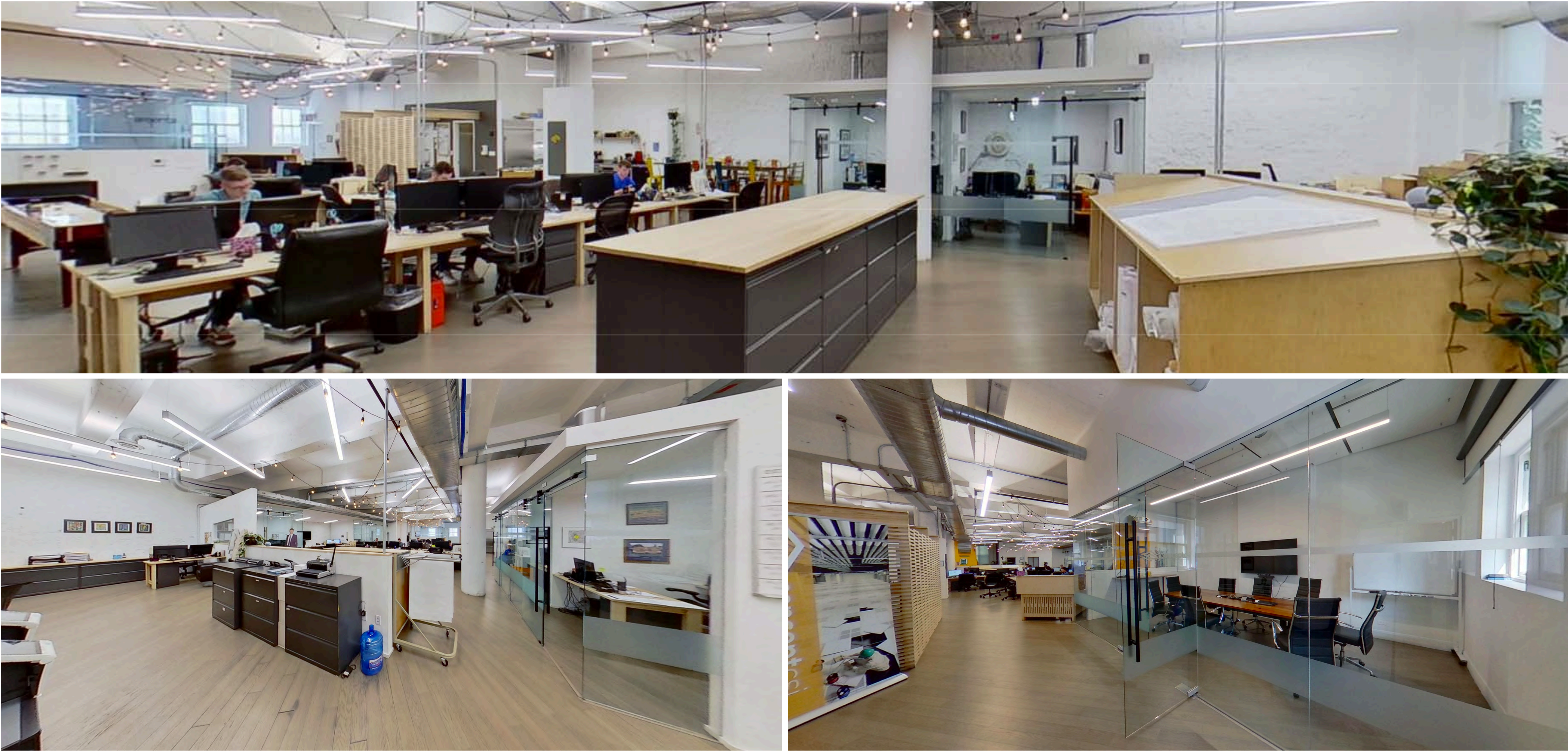


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DRIVE-IN WAREHOUSE



OFFICE SPACE



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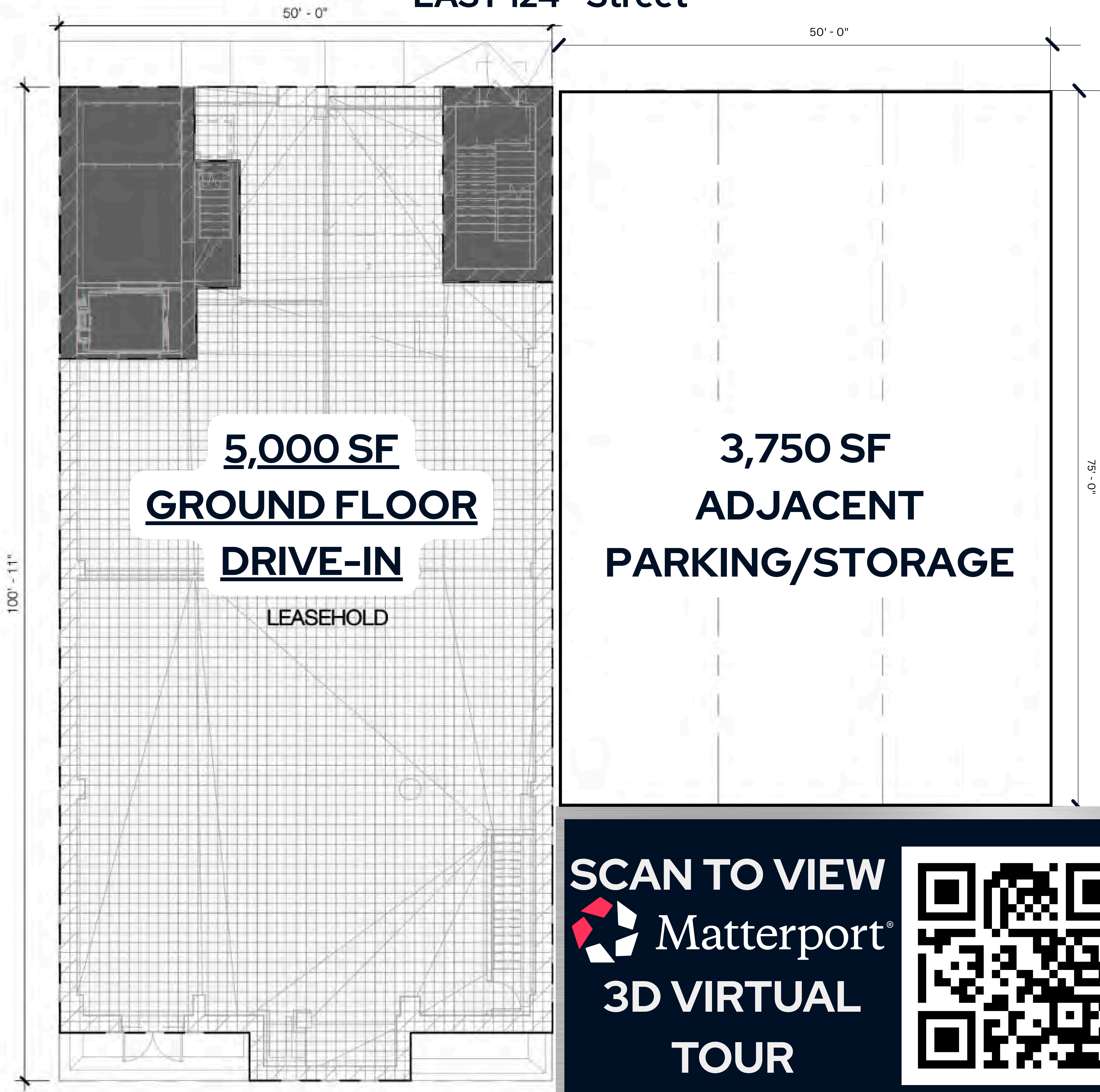
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# FLOOR PLANS

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EAST 124<sup>th</sup> Street

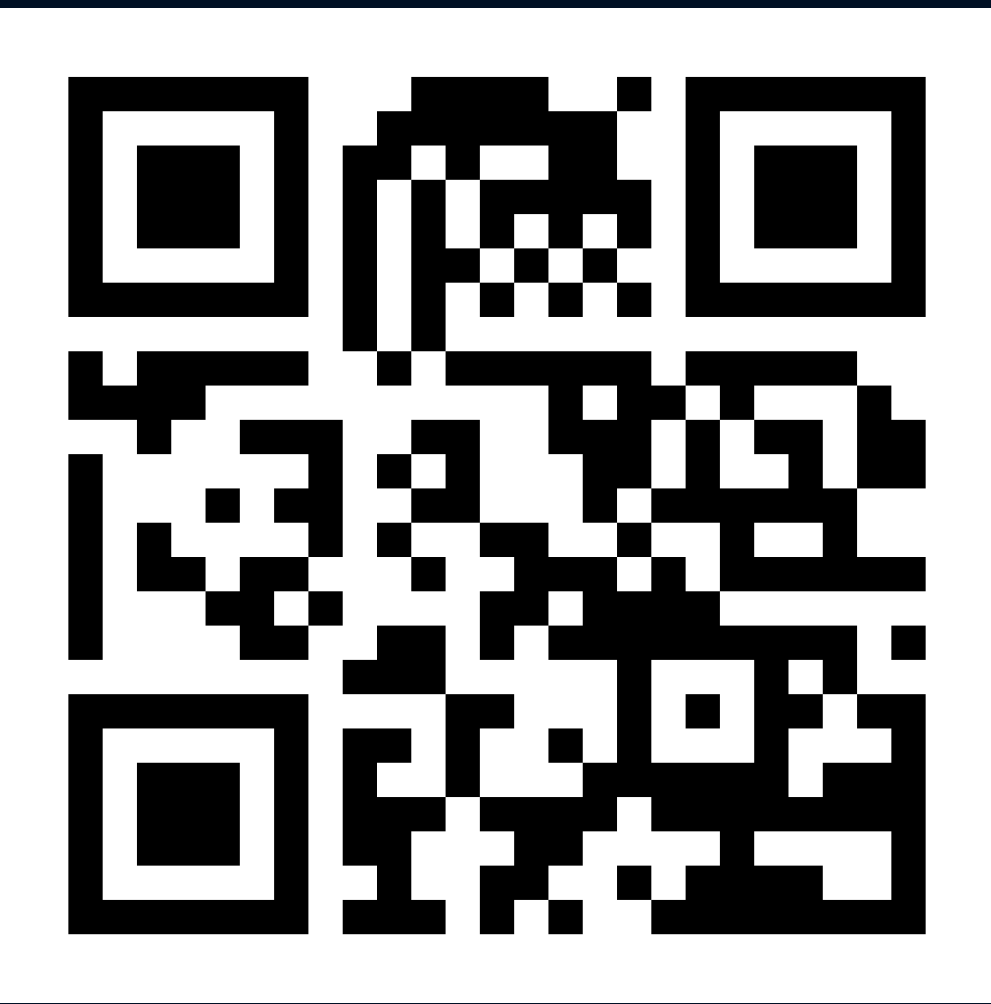


**5,000 SF**  
**GROUND FLOOR**  
**DRIVE-IN**

LEASEHOLD

**3,750 SF**  
**ADJACENT**  
**PARKING/STORAGE**

SCAN TO VIEW  
 Matterport<sup>®</sup>  
3D VIRTUAL  
TOUR



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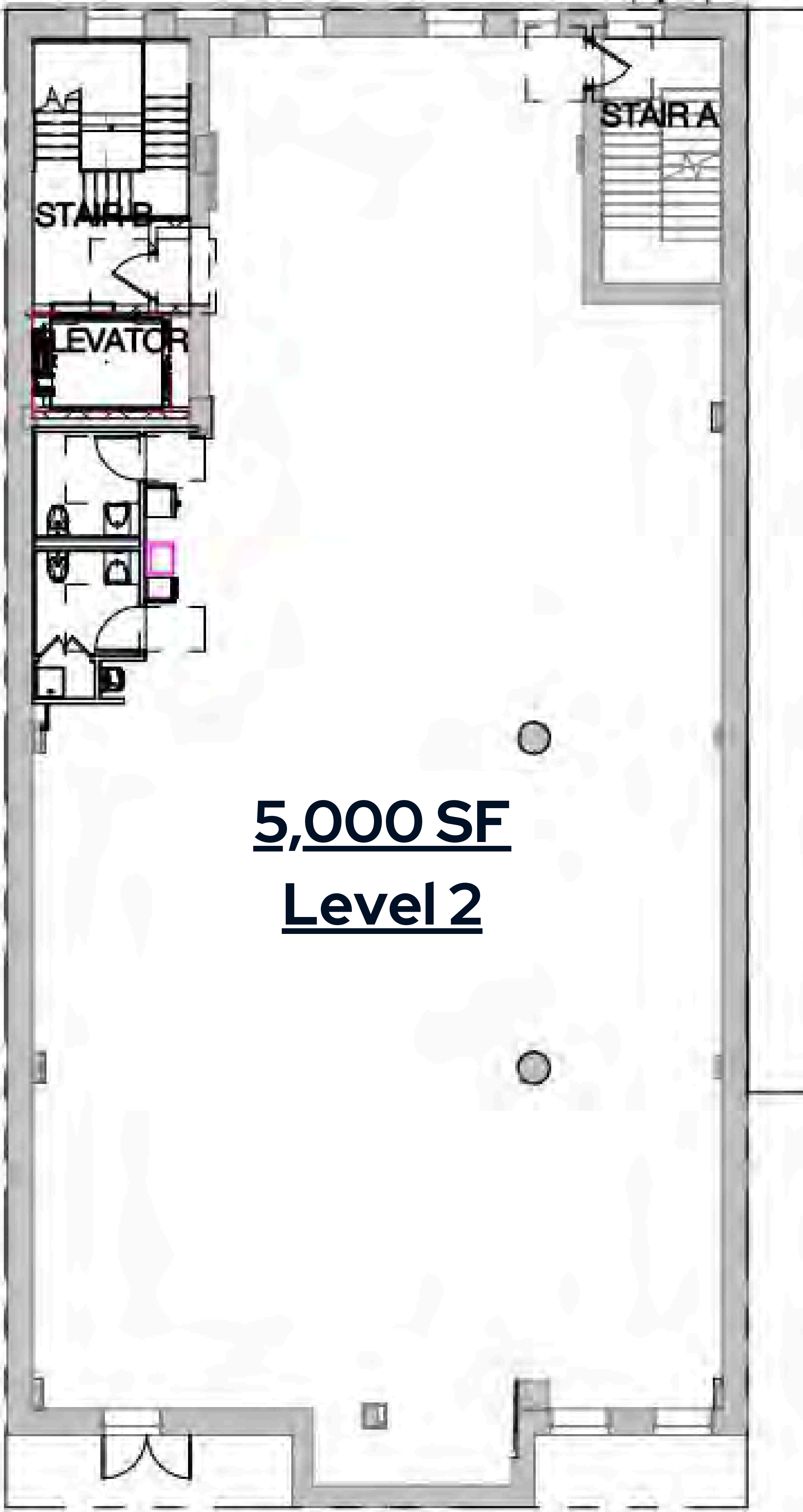


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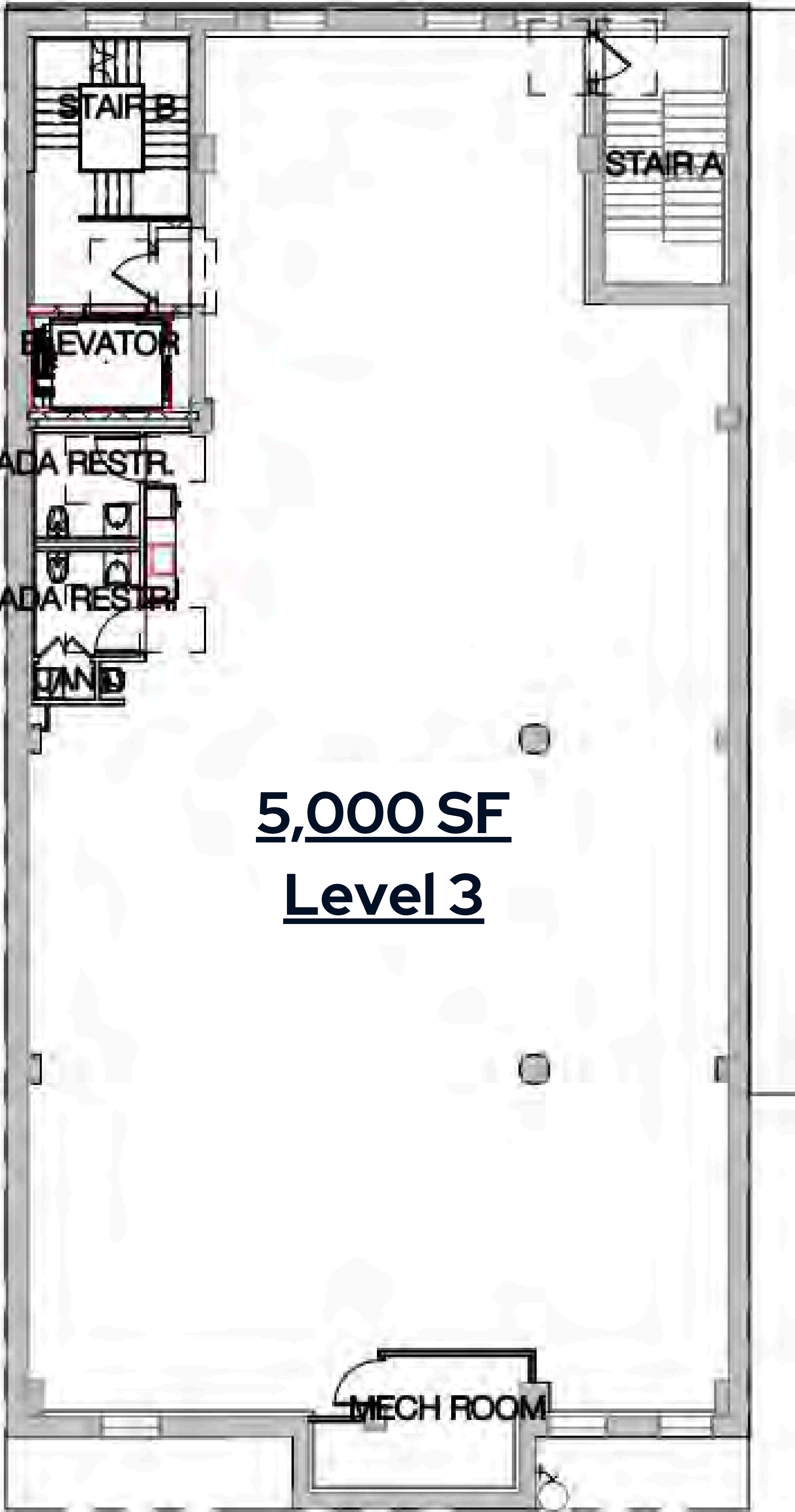
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**5,000 SF**  
**Level 2**



**5,000 SF**  
**Level 3**

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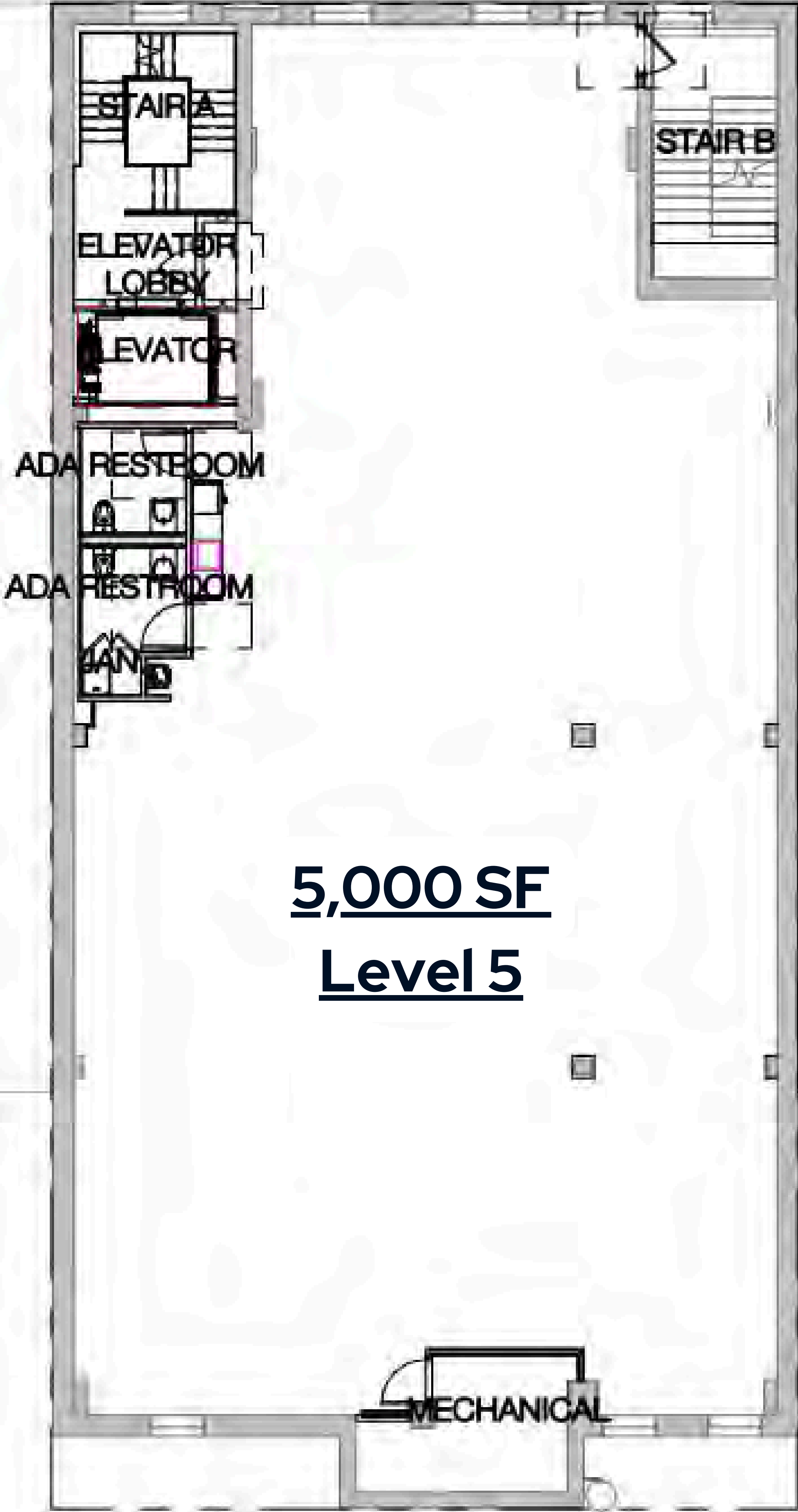
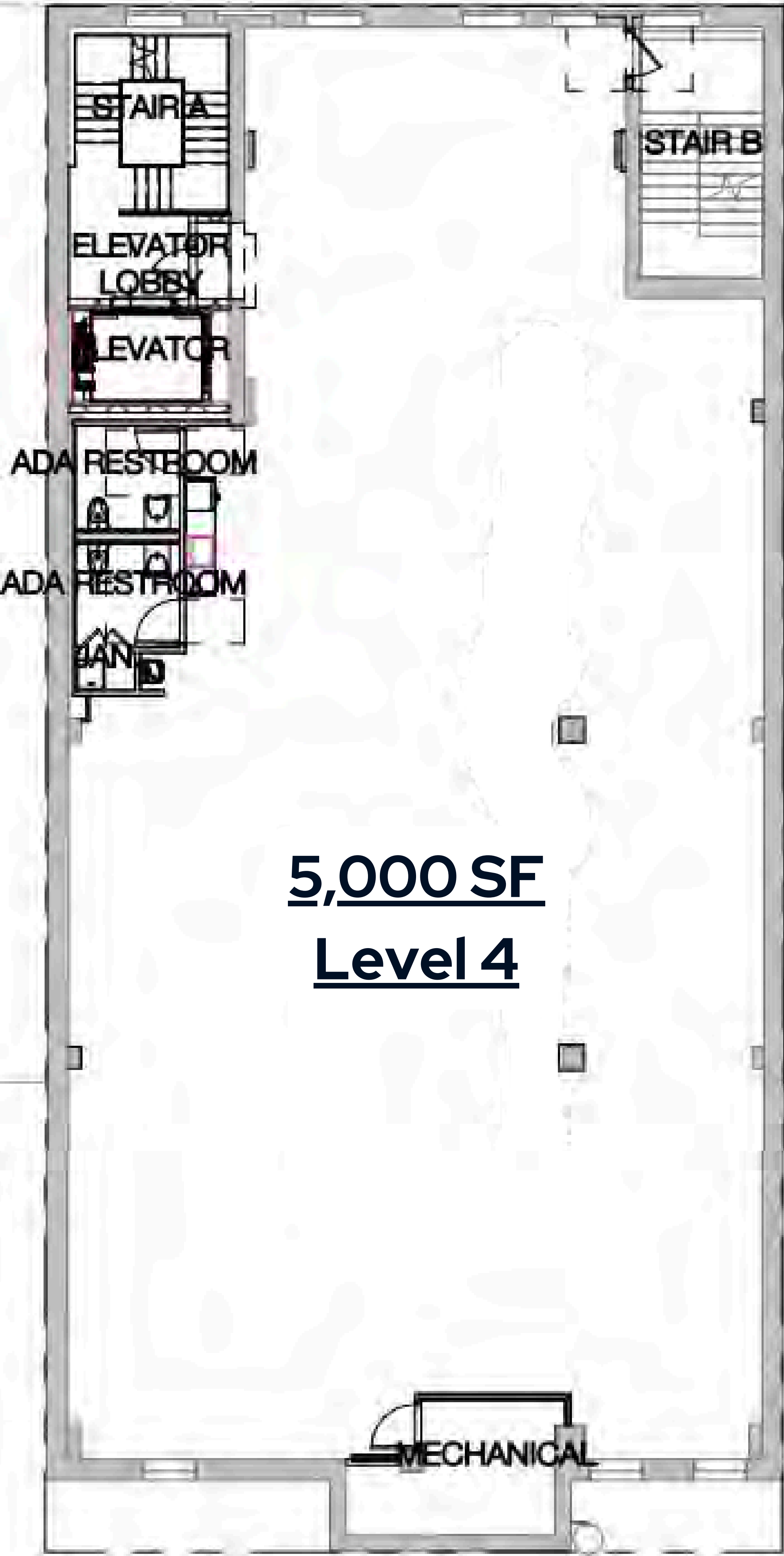


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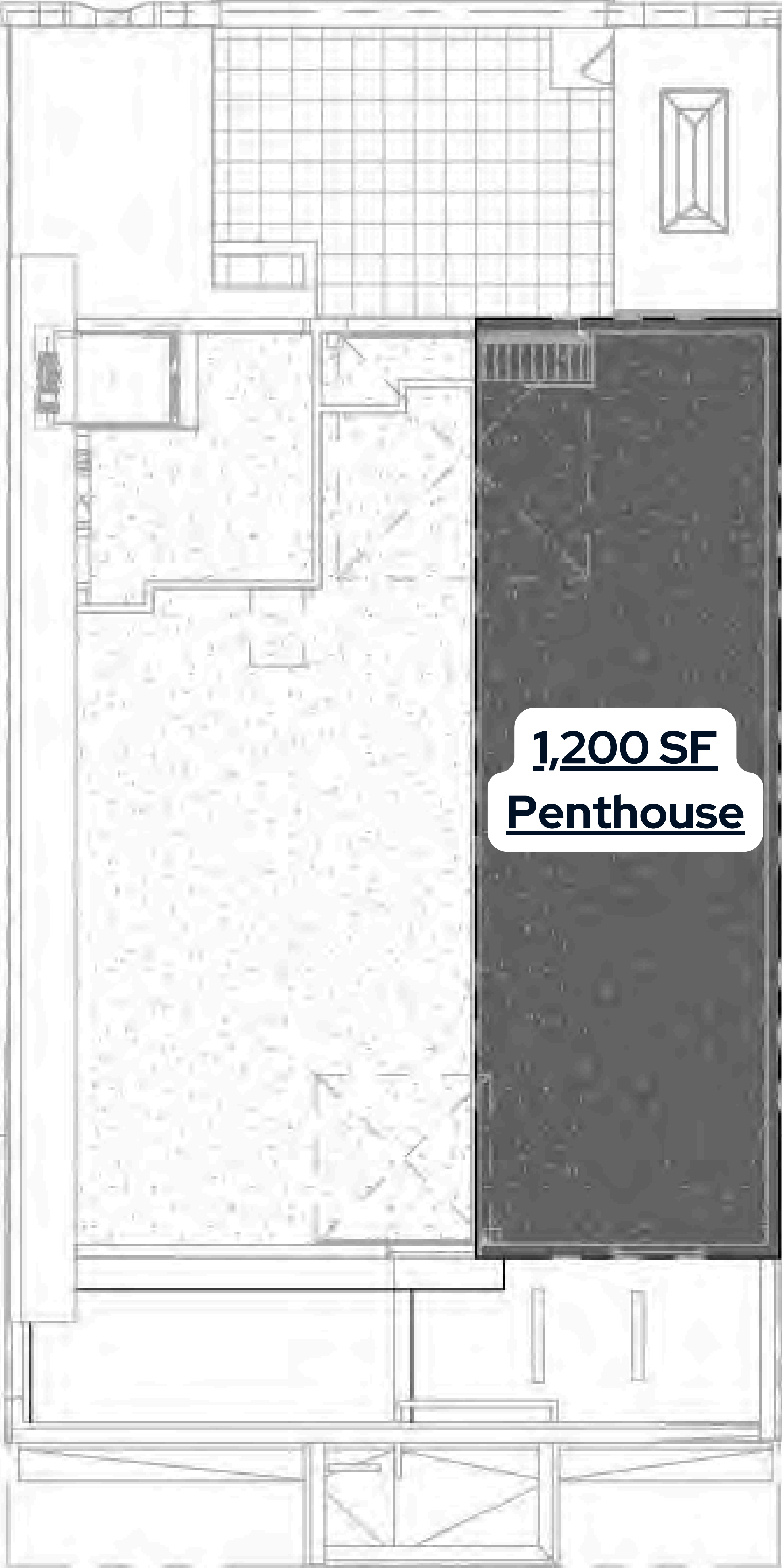
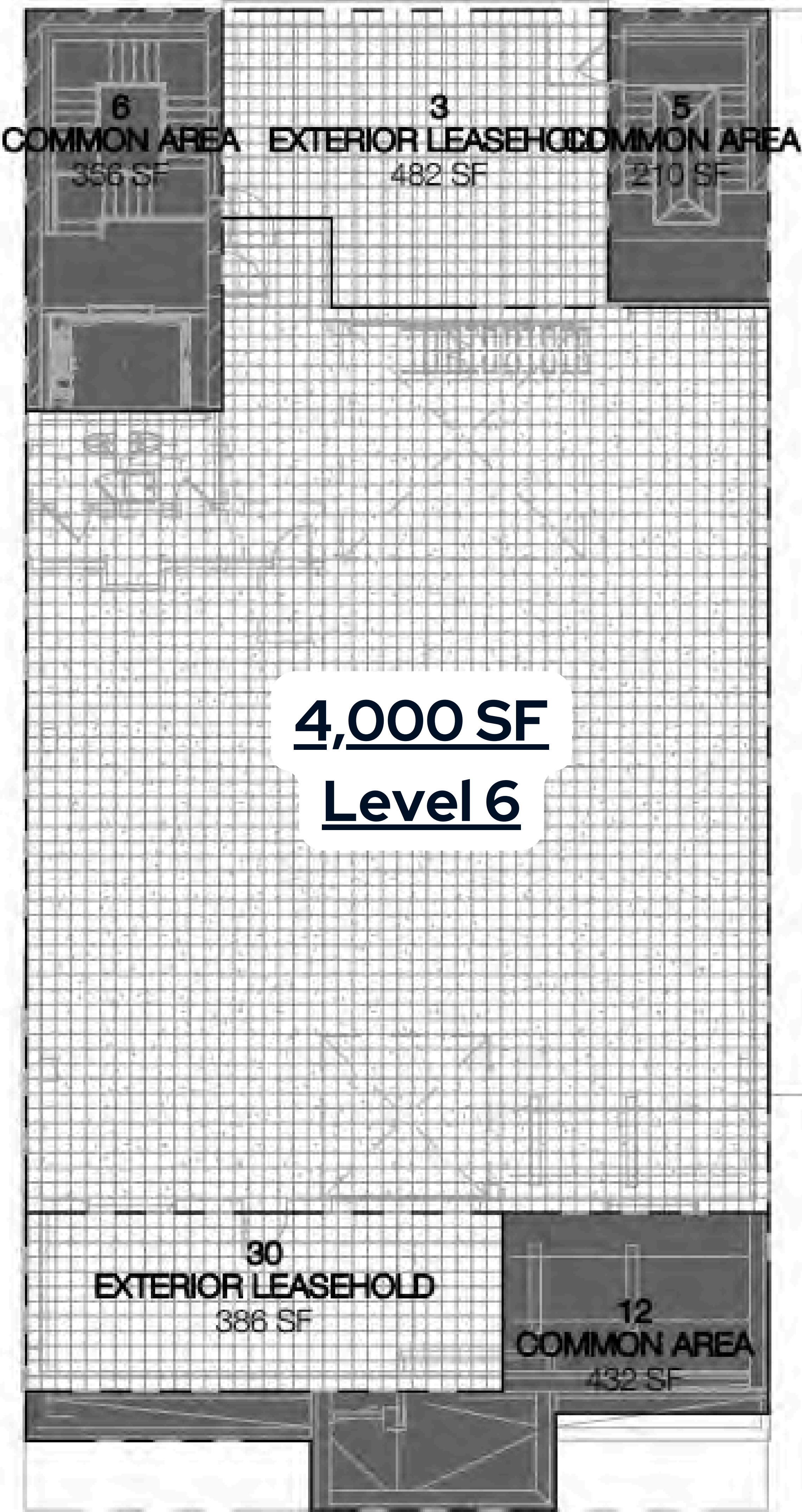


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## STRATEGIC REALTY PARTNERS



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