

# 222

## WEST 125TH STREET

between Adam Clayton Powell and  
Frederick Douglass Blvds



BRAND NEW DEVELOPMENT FOR LEASE

**CBRE**



ENTIRE 4TH FLOOR	24,100 RSF
ENTIRE 3RD FLOOR	24,100 RSF
ENTIRE 2ND FLOOR	24,100 RSF
ENTIRE 1ST FLOOR	24,100 RSF
<b>TOTAL:</b>	<b>96,400 RSF</b>

FANTASTIC BRANDING OPPORTUNITY

BRAND-NEW CONSTRUCTION

PRIME ADAM CLAYTON POWELL AND  
125TH STREET LOCATION

2, 3, A, C & E SUBWAY LINES ONE BLOCK AWAY

PRIVATE LOBBY AND ELEVATOR

SEPARATE ENTRANCE AVAILABLE ON 124TH  
STREET

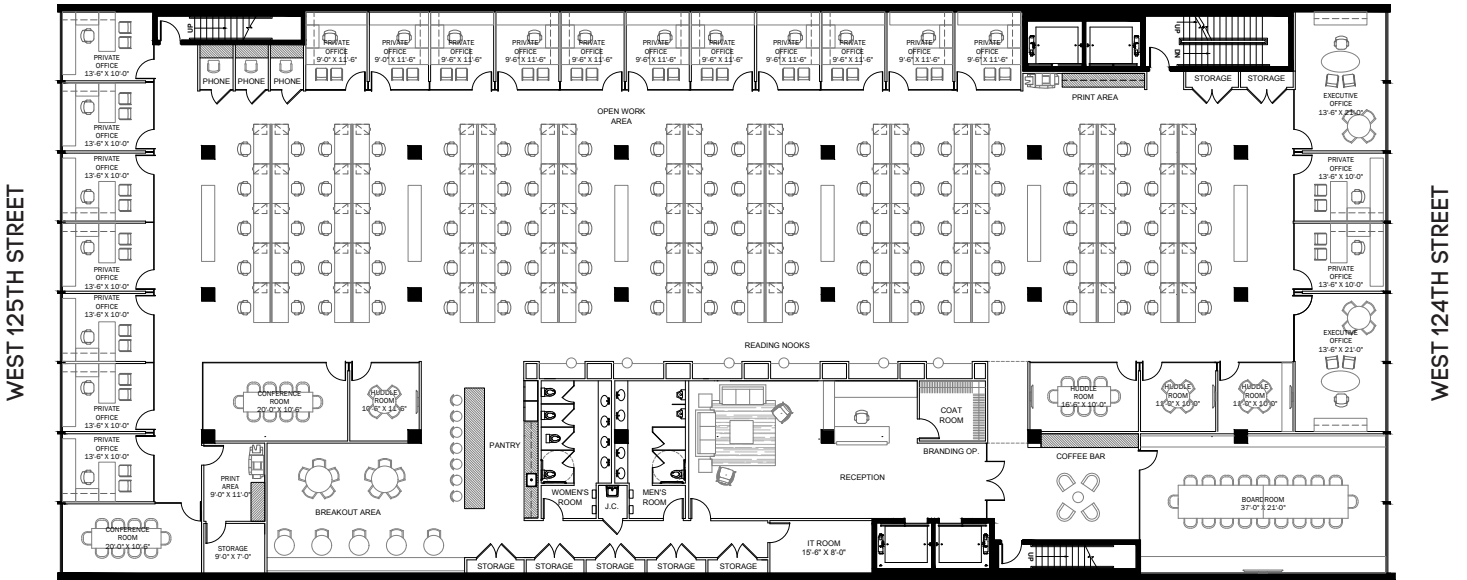
MAGNIFICENT SLAB HEIGHTS

FLOOR TO CEILING WINDOWS

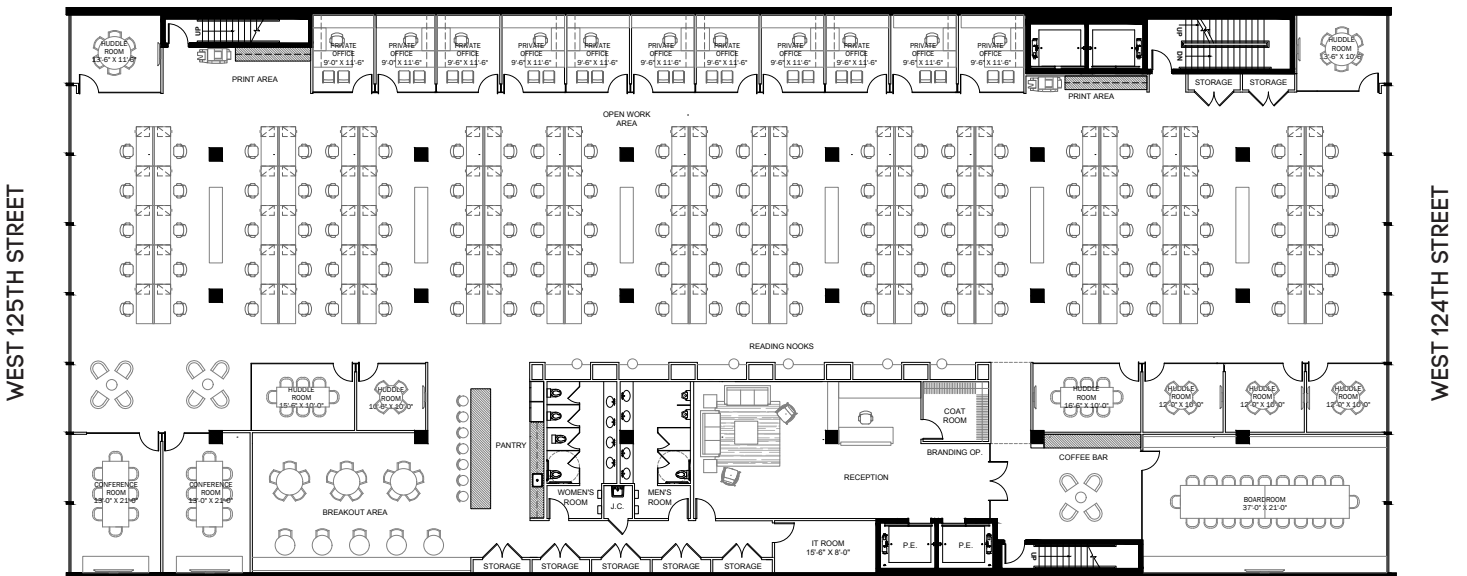
LANDLORD WILL PROVIDE TENANT  
INSTALLATION

TOP HARLEM RESTAURANTS ALL WITHIN  
SEVERAL BLOCKS

# OFFICE INTENSIVE TEST FIT

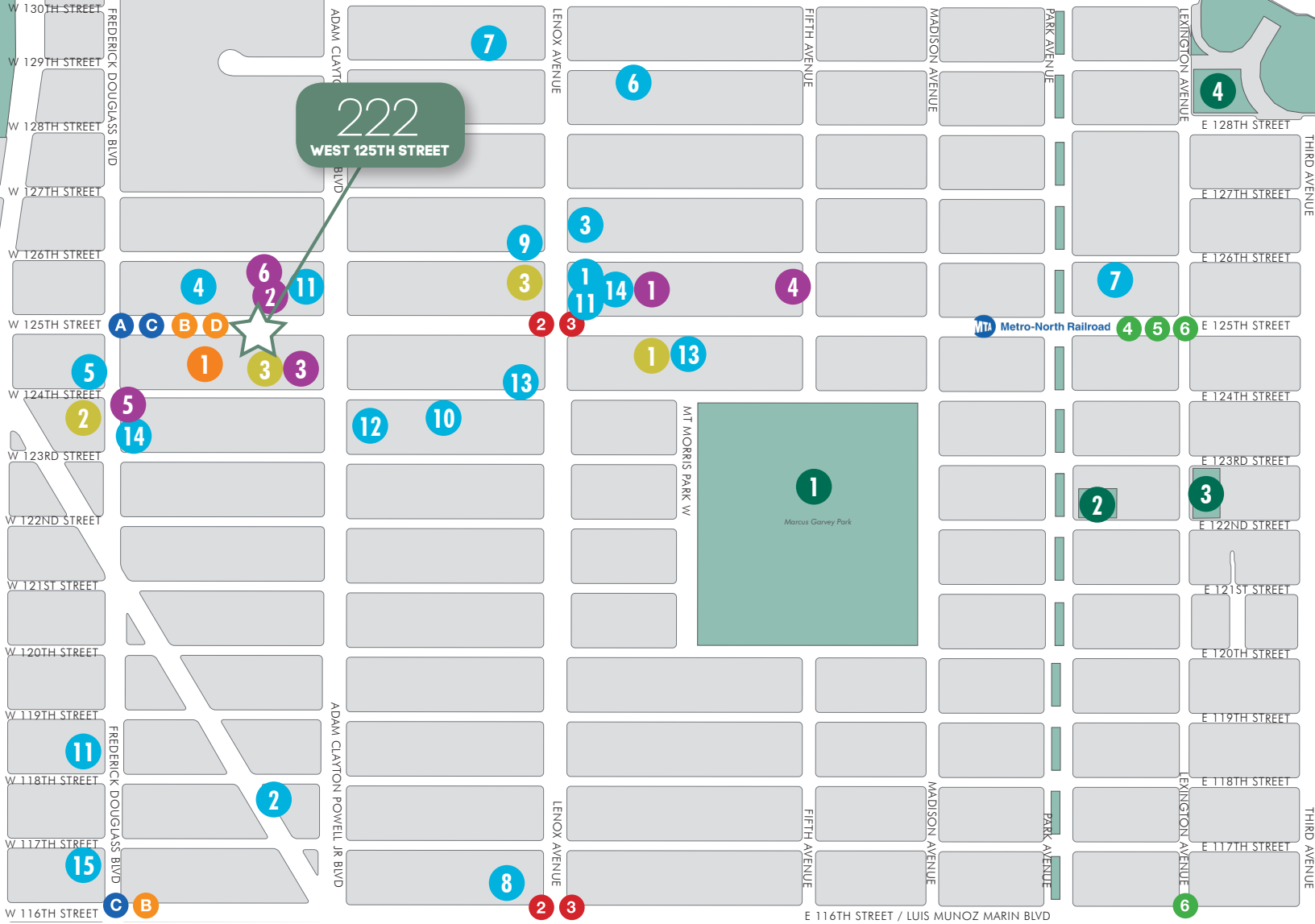


# CREATIVE PLAN TEST FIT



# PREMIER HARLEM LOCATION ON PRIME 125TH BLOCK





### PARKS

- 1 Marcus Garvey Park
- 2 Jackie Robinson Community Garden
- 3 McNair Playground
- 4 Harlem River Park

### GYMS

- 1 Harlem Yoga Studio
- 2 New York Sports Club
- 3 Planet Fitness

### RESTAURANTS/ ATTRACTIVEIONS

- 1 Red Rooster
- 2 The Cecil
- 3 Sylvia's
- 4 Apollo Theater
- 5 Magic Johnson AMC Theater
- 6 National Jazz Museum - 58 W. 129th St.
- 7 Knox Gallery
- 8 Amy Ruth's
- 9 Corner Social
- 10 The Studio Museum in Harlem
- 11 Starbucks
- 12 Renaissance Fine Art (RFA)
- 13 Whole Foods - 100 W 125th St.
- 14 Chez Lucienne - 308 Lenox Ave.
- 15 Levain Bakery - 2167 Frederick Douglas Blvd

### COMMERCIAL BUILDINGS

- 1 55 West 125th Street
- 2 215 West 125th Street
- 3 2090 Seventh Avenue
- 4 5 West 125th Street (WeWork)
- 5 229 Frederick Douglas Blvd. (Alof Hotel)
- 6 233 West 125th Street (Marriott Hotel)

### (RE)DEVELOPMENT SITES

- 1 260-262 West 125th Street (Victoria Theater)

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