



ONE EAST HARLEM

PROPERTY HIGHLIGHTS

- Lease out on 7,140 SF of retail space on 125th Street
- At base of new 400-unit residential building - **NOW LEASING**
- 120 below grade parking spaces
- Reasonable divisions considered
 - Tenant mix to include: coffee restaurants, fitness, medical, and daily services



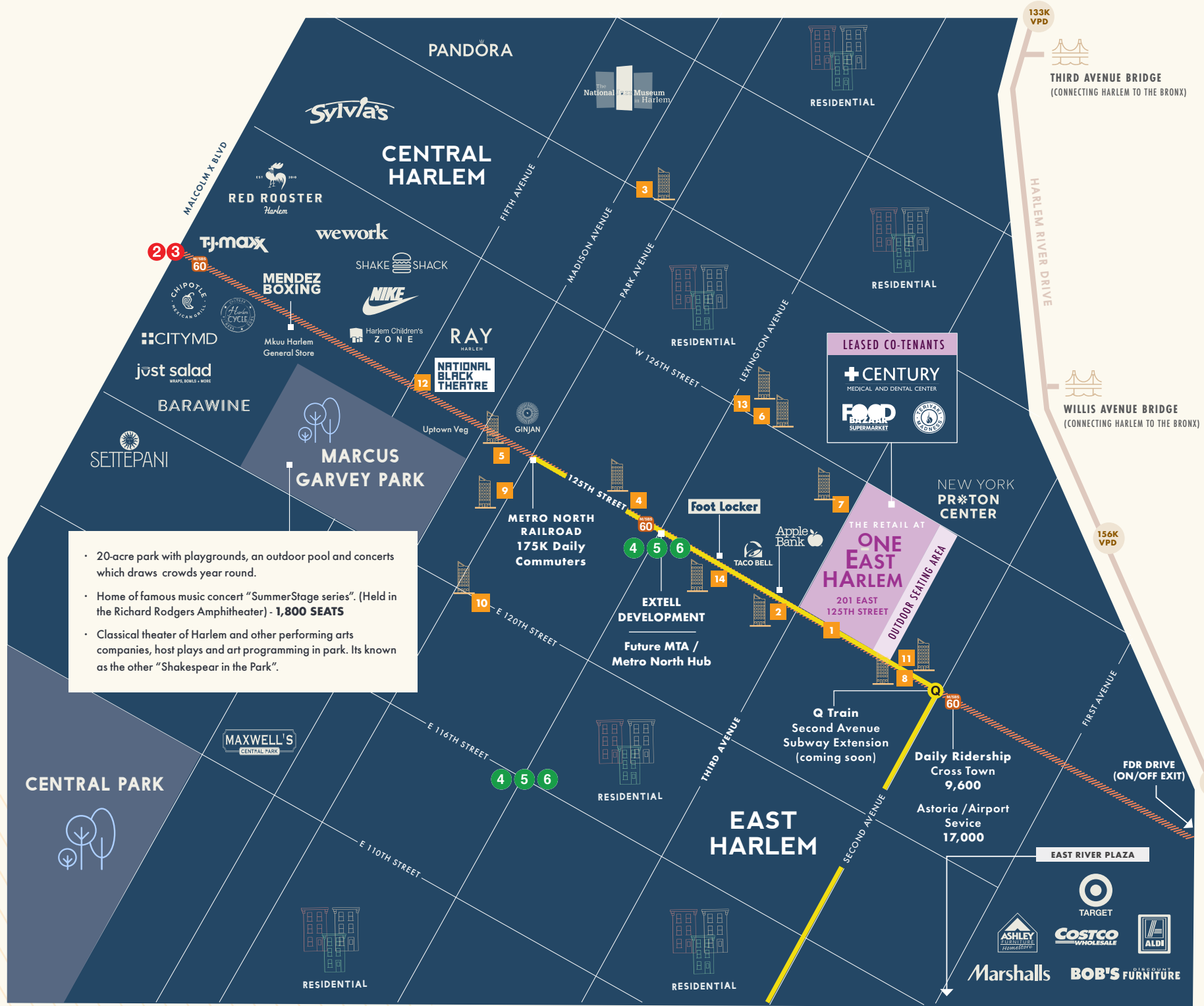
THE RETAIL AT

ONE EAST HARLEM

201 EAST 125TH STREET, NYC

ARTIST'S RENDERING

AREA MAP



125TH STREET RIDERSHIP

2,121,918 ANNUAL	2 3	6,422 WEEKDAY	8,963 WEEKEND
	4 5 6	11,943 WEEKDAY	13,446 WEEKEND
3,587,673 ANNUAL			

AREA PIPELINE DEVELOPMENTS

- | | |
|---|---|
| 1. 201 EAST 125TH STREET
400 Units | 8. 212 EAST 125TH STREET
113 Units |
| 2. 180 EAST 125TH STREET
9 Floors (Offices) | 9. 1800 PARK AVENUE
673 Units |
| 3. 82 EAST 127TH STREET
101 Units | 10. 104 EAST 120TH STREET
57 Units |
| 4. 132 EAST 125TH STREET
100,000 SF (Offices) | 11. 213 EAST 125TH STREET
80 Units |
| 5. 58-62 EAST 125TH STREET
25 Story Hotel | 12. 2033 EAST 125TH STREET
222 Units |
| 6. 148 EAST 126TH STREET
233 Units | 13. BJARKE INGELS/GOTHAM
145 EAST 126TH STREET
233 Units |
| 7. 175 EAST 125TH STREET
233 Units | 14. GOTHAM PLAZA (MIXED-USE)
163 EAST 125TH STREET
250 Units |

TRIBOROUGH / RFK BRIDGE
(CONNECTING HARLEM TO THE RANDALLS ISLAND)

M60 BUS/HIGHEST RIDERSHIP OF THE FOUR CROSSTOWN BUS ROUTES ON 125TH STREET
Extends from 106th/Broadway in Manhattan, across 125th Street and Astoria Boulevard to Laguardia Airport

133K VPD
THIRD AVENUE BRIDGE
(CONNECTING HARLEM TO THE BRONX)

156K VPD
WILLIS AVENUE BRIDGE
(CONNECTING HARLEM TO THE BRONX)

137K VPD

FDR DRIVE

THE PLAN

GROUND FLOOR DIVISIONS

EAST 125TH STREET

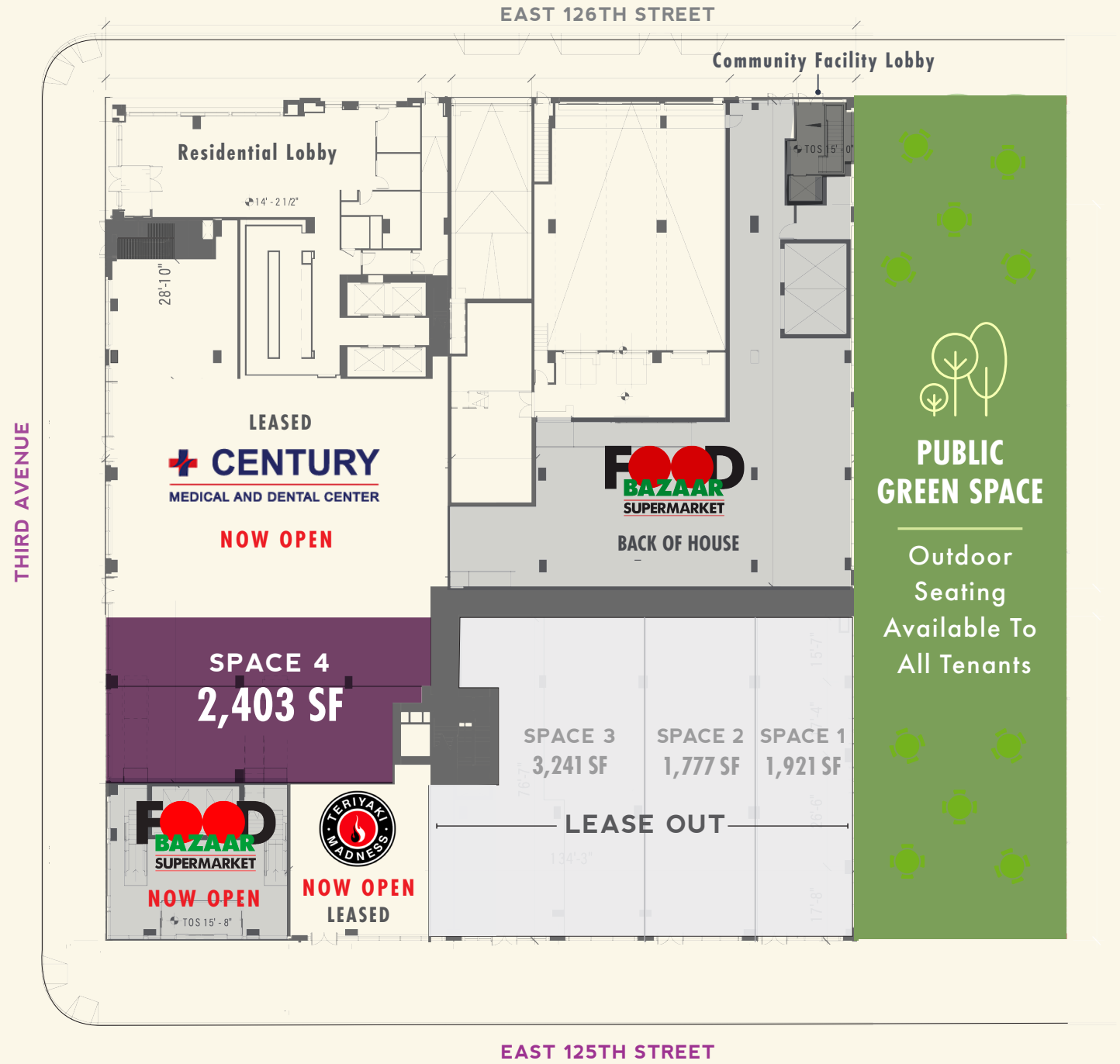
Lease Out

THIRD AVENUE

Space 4: 2,403 SF

NEIGHBORS:

NY Proton Center, National Black Theater, Apollo, Food Bazaar, Teriyaki Madness, and Century Medical – Now Open!



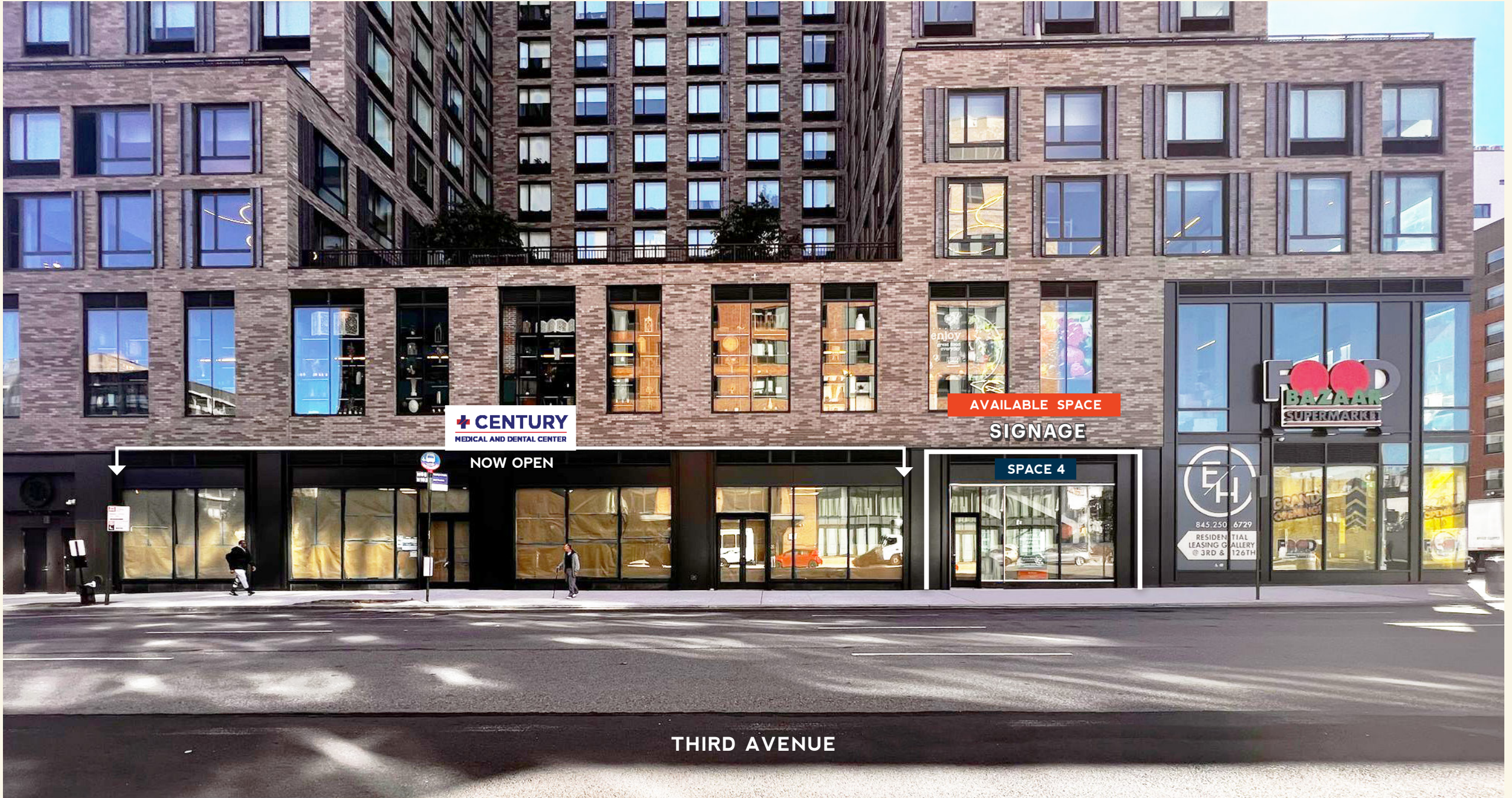
EAST 125TH STREET

125TH STREET RETAIL SPACES



125TH STREET

THIRD AVENUE RETAIL SPACE



CENTURY
MEDICAL AND DENTAL CENTER

NOW OPEN

AVAILABLE SPACE
SIGNAGE

SPACE 4

FOOD BAZAAR
SUPERMARKET

845.250.6729
RESIDENTIAL LEASING GALLERY
© 3RD & 126TH

THIRD AVENUE



The **Plaza Area** as shown includes **Outdoor Seating** and is part of the project.

ARTIST'S RENDERING

THE
RETAIL AT

ONE EAST HARLEM

201 EAST 125TH STREET, NYC



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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



ONE EAST HARLEM