

1735

PARK
AVENUE

3RD FL

SE CORNER OF 121ST ST & PARK AVE

HARLEM AREA –
NEAR 125TH ST
CORRIDOR

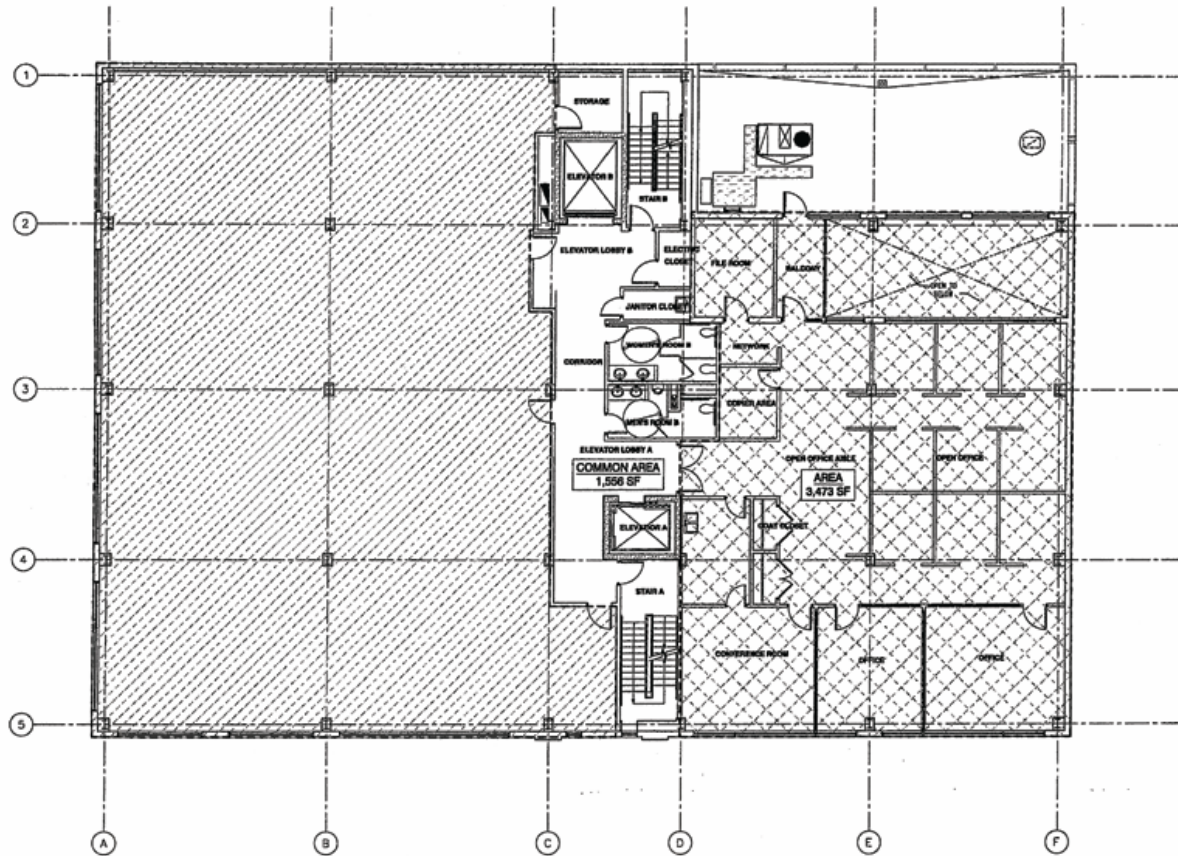
**Professional Office Space
/ Medical Space
For Lease**

GAVIOS

REALTY GROUP, LLC

1735 PARK AVENUE

- Approx 6,500 RSF
- Fully Built Out. Move In Condition
- Wrap around frontage (over 150 feet of natural light exposure)
- Large Freight elevator and modern passenger elevator
- High Ceiling heights throughout



1735 PARK AVENUE

MTA Metro-North Railroad

4 5 6

NEIGHBORHOOD

- Across the street from Henry J Carter Hospital (previously North General Hospital)
- Across the street from Dr. Edmund M. Horan School
- 4 blocks to the Metro North Train Station on 125th Street
- Near 125th street shopping hub



COMMENTS

- Immediate proximity to the Harlem 125th Street Station in excess of 9 million annual ridership
- Will divide
- Immediate possession

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