



## High Finished Office Space

116-122 E 124th St, New York, NY 10035



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# High Finished Office Space

\$45.00 /SF/YR

Park Avenue Office Building | 116–122 E 124th Street | East Harlem

Two Full Floors of Renovated, Move-In Ready Commercial...

- 116-122 E 124th Street has two full floors of office and commercial space each 9,200 SF, offering modern and flexible layouts in East Harlem.
- Fifth floor features seven offices, ADA bathrooms, a shower room, and open areas ideal for healthcare, community services, and operational workflows.
- Third floor offers nine classrooms, seven offices, and dedicated restrooms, creating a modern turnkey space for educational or institutional users.
- Redesigned lobby, upgraded elevators, and co-tenants, including Con Edison, USPS, and Park Avenue Dialysis, elevate the professional profile.
- Half-block from Metro-North with direct access to Harlem, Hudson, and New Haven lines, ensuring exceptional connectivity and convenience.
- Steps from Marcus Garvey Park, Central Park, and East River Plaza, the area blends strong demographics with urban energy and amenities.



Rental Rate:	\$45.00 /SF/YR
Min. Divisible:	1,800 SF
Property Type:	Office
Building Class:	C
Rentable Building Area:	55,200 SF
Year Built:	1920
Walk Score ®:	98 (Walker's Paradise)
Transit Score ®:	100 (Rider's Paradise)
Rental Rate Mo:	\$3.75 /SF/MO

## 2nd Floor

Space Available	1,800 SF
Rental Rate	\$45.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

Turnkey Medical / Professional Office Suite – Private Elevator Access? Step into a fully built-out, beautifully appointed office/medical space designed for both function and first impressions. This suite offers 3 oversized private offices plus 6 dedicated workstations, ideal for a growing practice or professional team. A spacious reception and welcoming waiting area creates an exceptional client/patient experience and can easily be reconfigured into an additional private office or consult room. Enjoy the convenience of a stunning renovated ADA-compliant restroom, along with the rare advantage of two elevators providing direct access into the suite—perfect for privacy, security, and seamless operations. Elevators can be locked for exclusive, private entry, offering a truly premium setup.

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## 3rd Floor

Space Available	3,000 - 9,200 SF
Rental Rate	\$45.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Third Floor | 9,200 SF | Ideal Educational / Institutional Space-Can Be Delivered Fully Furnished. Purpose-built for learning and structured operations, the third floor offers an exceptional turnkey setup with: • 9 classrooms/Large Offices • 7 offices • Commercial Kitchen • Dedicated boys' and girls' restrooms • ADA Bathroom • High ceilings + abundant natural light • Modern finishes throughout

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## 5th Floor

Space Available	9,200 SF
Rental Rate	\$45.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Fifth Floor | 9,200 SF | Former Adult Daycare Facility A highly built-out, functional layout ideal for medical, wellness, community, or service-based operators, featuring: • 7 private offices • 6 ADA-compliant bathrooms • Shower room • Expansive open areas perfect for programming, treatment, training, or collaborative work

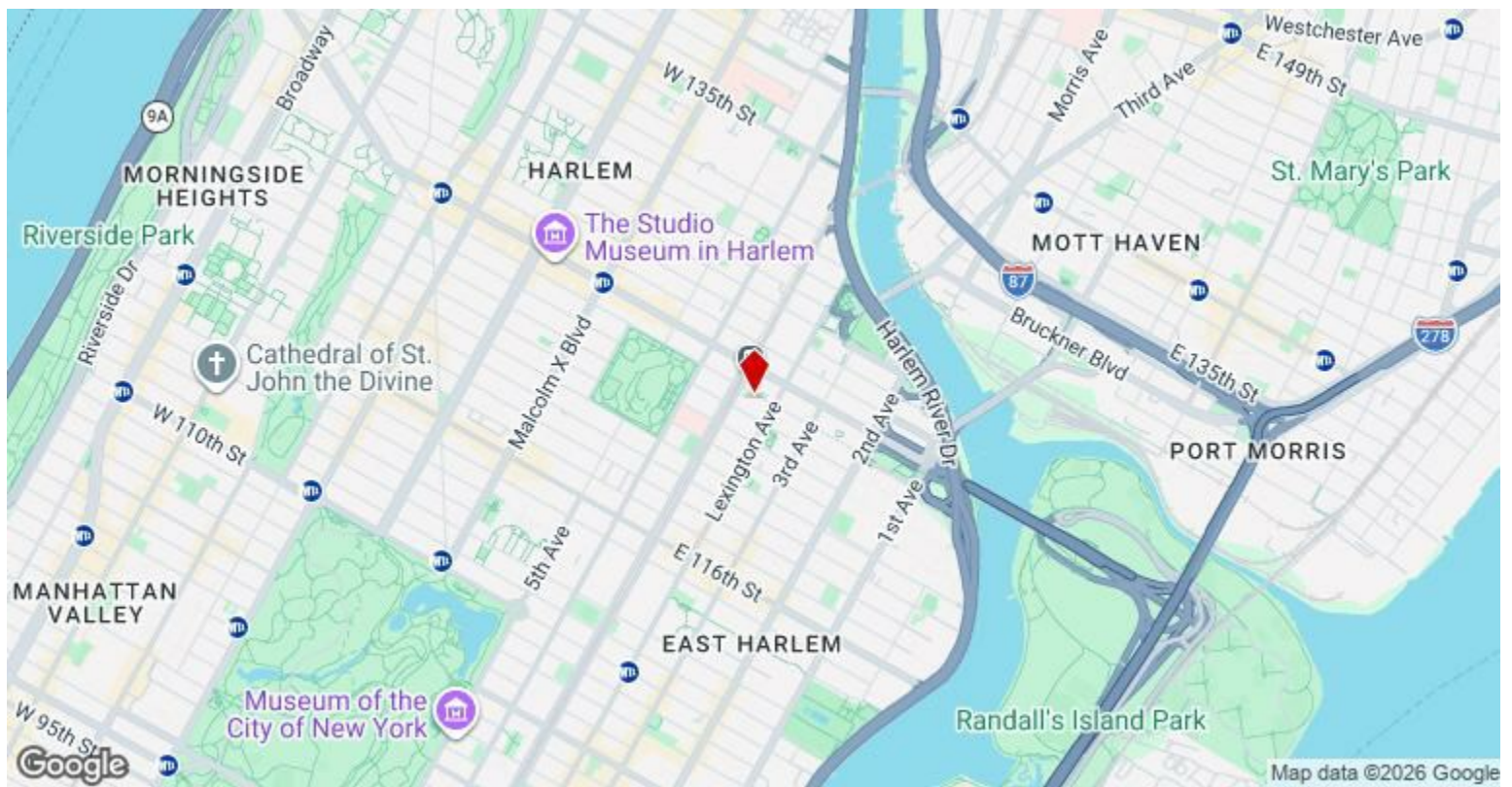
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## Major Tenant Information

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<b>Tenant</b>	<b>SF Occupied</b>	<b>Lease Expired</b>
Christ Embassy	-	February 2029
Con Edison	-	2030
Park Avenue Dialysis Center	-	2027
United States Postal Service	-	August 2035



## 116-122 E 124th St, New York, NY 10035

Park Avenue Office Building | 116–122 E 124th Street | East Harlem  
 Two Full Floors of Renovated, Move-In Ready Commercial Space – Up to 18,400 SF  
 Plus, 1800SF of Private Office Space.

Fifth Floor | 9,200 SF | Former Adult Daycare Facility.

A highly built-out, functional layout ideal for medical, wellness, community, or service-based operators, featuring:

- 7 private offices
- 6 ADA-compliant bathrooms
- Shower room
- Expansive open areas perfect for programming, treatment, training, or collaborative work

Third Floor | 9,200 SF | Ideal Educational / Institutional Space-Can Be Delivered Fully Furnished.

Purpose-built for learning and structured operations, the third floor offers an exceptional turnkey setup with:

- 9 classrooms/Large Offices
- 7 offices
- Commercial Kitchen
- Dedicated boys' and girls' restrooms
- ADA Bathroom
- High ceilings + abundant natural light
- Modern finishes throughout

Second Floor | 1,800 SF | Medical or Office Space.

? Turnkey Medical / Professional Office Suite – Private Elevator Access ?

Step into a fully built out, beautifully appointed office/medical space designed for both workstations, ideal for a growing practice or professional team.

A spacious reception and welcoming waiting area creates an exceptional client/patient experience and can easily be reconfigured into an additional private office or consult room.

Enjoy the convenience of a stunning renovated ADA-compliant restroom, along with the rare advantage of two elevators providing direct access into the suite – perfect for privacy, security, and seamless operations.

# Property Photos



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