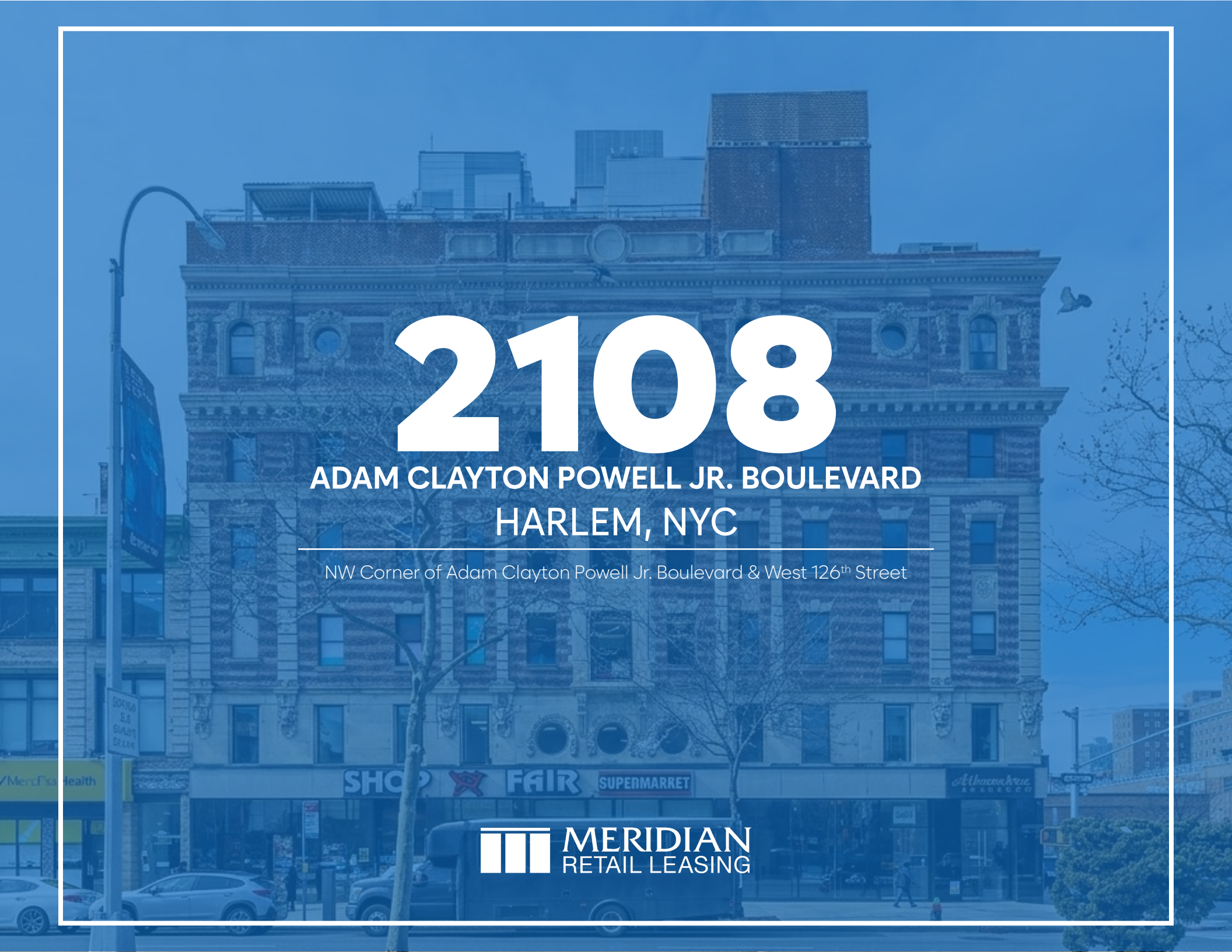




# 2108

ADAM CLAYTON POWELL JR. BOULEVARD  
HARLEM, NYC

---

NW Corner of Adam Clayton Powell Jr. Boulevard & West 126<sup>th</sup> Street



**MERIDIAN**  
RETAIL LEASING

# 2108

## ADAM CLAYTON POWELL JR. BOULEVARD HARLEM, NYC

NW Corner of Adam Clayton Powell Jr.  
Boulevard & West 126th Street

OFFICE FOR LEASE

### APPROXIMATE SIZE

Fourth Floor: 13,500 SF

### ASKING RENT

\$35 PSF

### POSSESSION

Immediate

### TERM

Negotiable

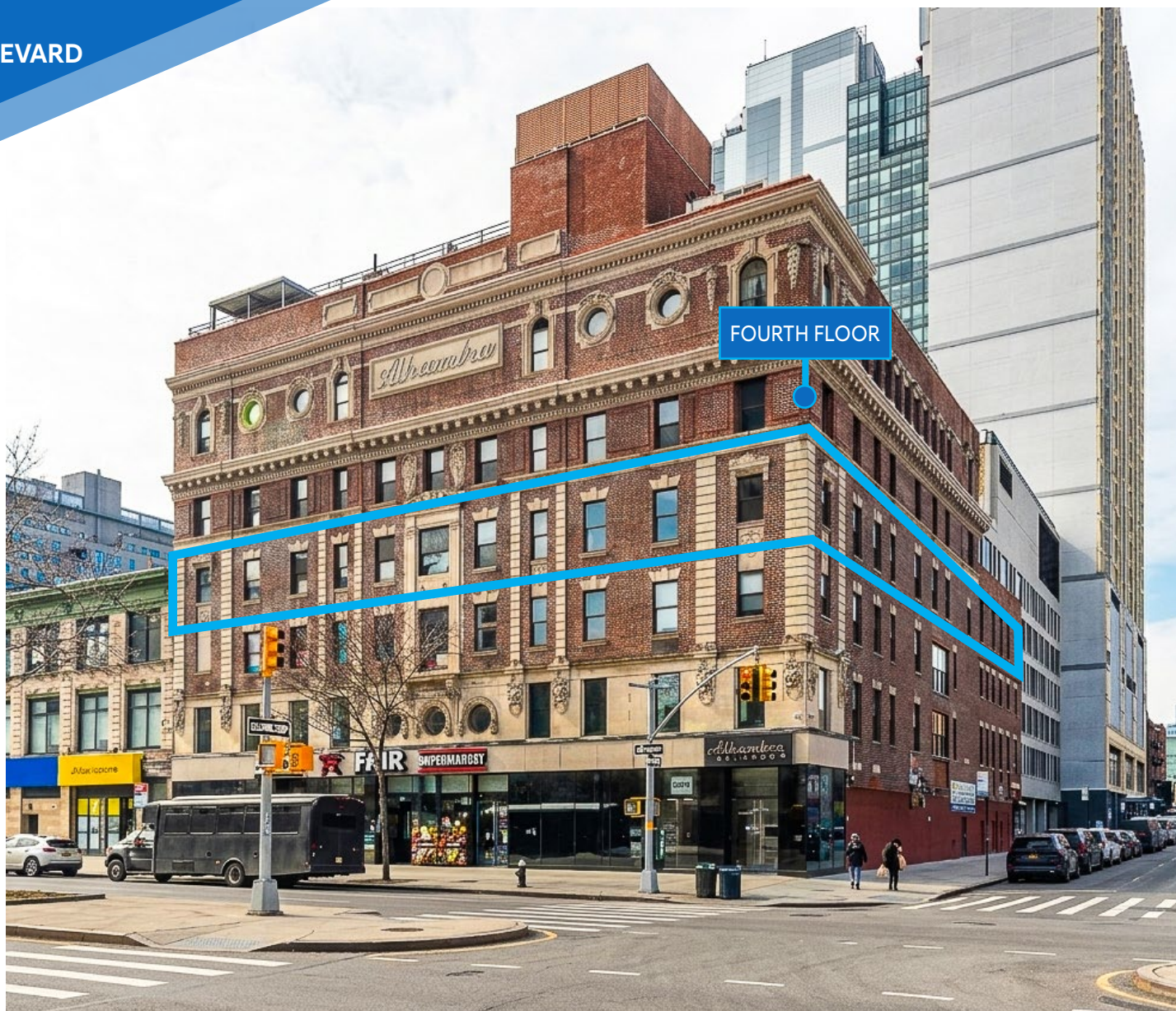
### COMMENTS

- Expansive full-floor opportunity with flexible planning options
- Ideal for headquarters, training facility or school
- Modernized building systems and upgraded infrastructure
- Landlord flexible on work letter / TI / free rent for qualified tenants
- Positioned along a prime Harlem corridor with strong neighborhood presence

### NEIGHBORS

Chick Fil A • America's Kids • Planet Fitness • MAC • KFC • GAP • Foot Locker • Banana Republic • Old Navy • Chipotle • PC Richard & Son • AMC Theatres

### TRANSPORTATION



### NOAM AZIZ

Managing Director  
212.468.5984  
naziz@meridiancapital.com

### JASON BERISHA

Associate  
212.468.5955  
jberisha@meridiancapital.com

### ALEX TABAROKI

Associate  
212.468.5963  
atabaroki@meridiancapital.com



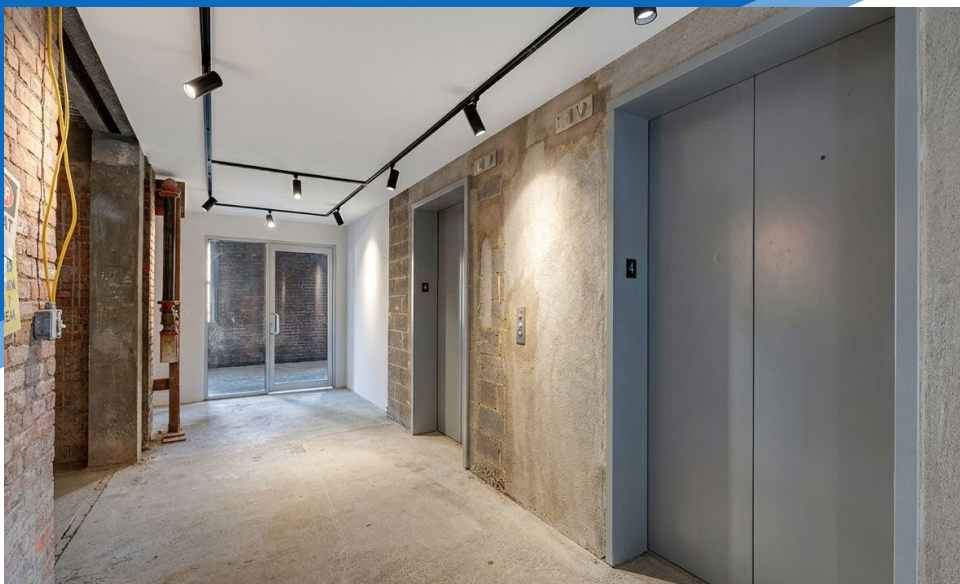
**MERIDIAN**  
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

## 2108 ADAM CLAYTON POWELL JR. BOULEVARD

HARLEM, NYC | NW Corner of Adam Clayton Powell Jr. Boulevard and West 126<sup>th</sup> Street

OFFICE FOR LEASE



CONCEPTUAL RENDERING



INTERIOR

### NOAM AZIZ

Managing Director  
212.468.5984  
naziz@meridiancapital.com

### JASON BERISHA

Associate  
212.468.5955  
jberisha@meridiancapital.com

### ALEX TABAROKI

Associate  
212.468.5963  
atabaroki@meridiancapital.com



**MERIDIAN**  
RETAIL LEASING

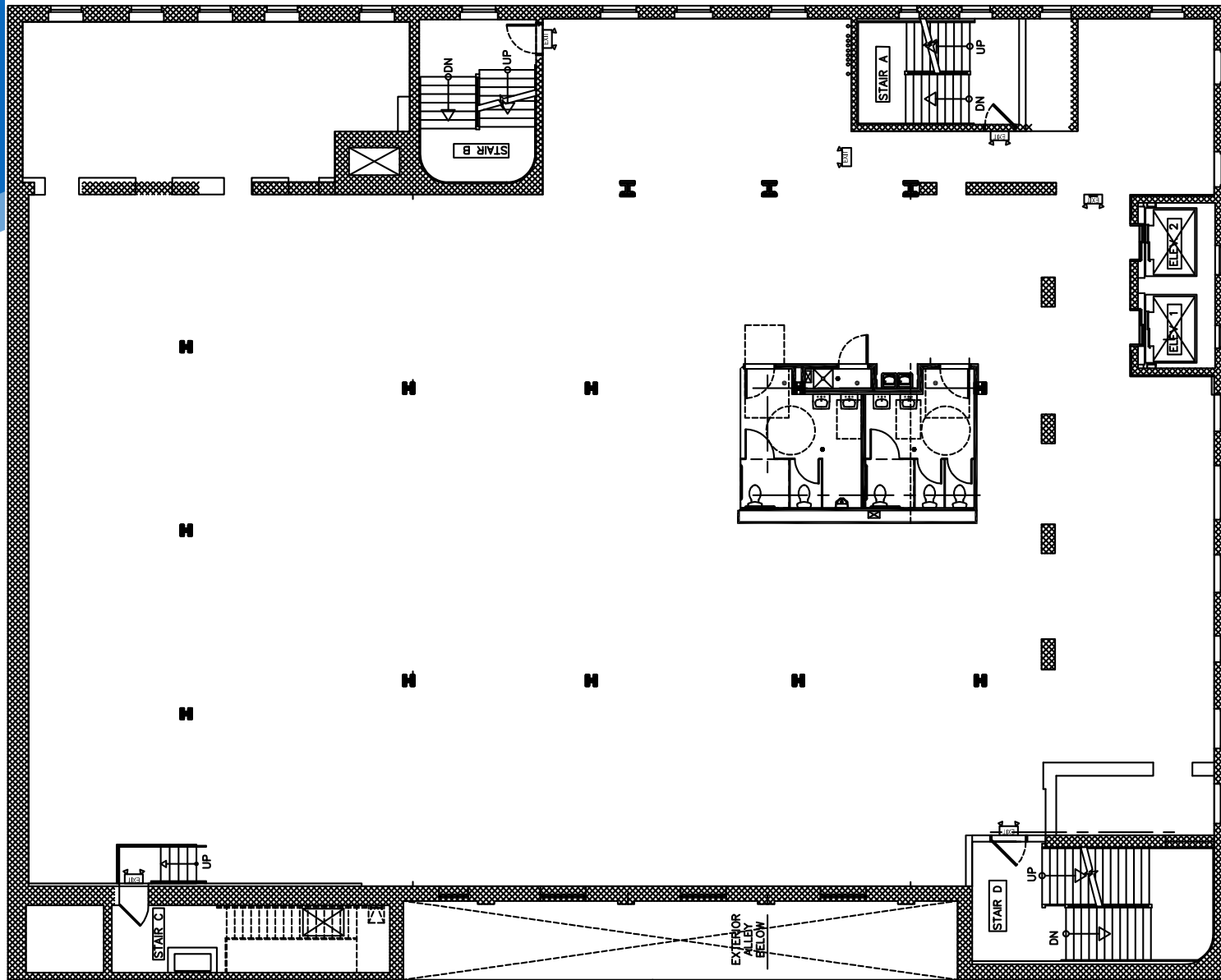
All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

## 2108 ADAM CLAYTON POWELL JR. BOULEVARD

HARLEM, NYC | NW Corner of Adam Clayton Powell Jr. Boulevard and West 126<sup>th</sup> Street

EVENT SPACE FOR LEASE

FLOOR PLAN



ADAM CLAYTON POWELL JR. BOULEVARD

### NOAM AZIZ

Managing Director  
212.468.5984  
naziz@meridiancapital.com

### JASON BERISHA

Associate  
212.468.5955  
jberisha@meridiancapital.com

### ALEX TABAROKI

Associate  
212.468.5963  
atabaroki@meridiancapital.com



**MERIDIAN**  
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

# 2108 ADAM CLAYTON POWELL JR. BOULEVARD

HARLEM, NYC | NW Corner of Adam Clayton Powell Jr. Boulevard and West 126<sup>th</sup> Street

OFFICE FOR LEASE

NEIGHBORS

ST NICHOLAS AVENUE

MANHATTAN AVENUE

FREDERICK DOUGLASS BLVD

ADAM CLAYTON POWELL JR BLVD

W 127TH STREET

W 126TH STREET

W 125TH STREET

W 124TH STREET

W 123RD STREET

Barry's Good Job Hair Braiding

Gourmet and Deli  
V and Nini nails

Unity  
FINGERGLASS.COM

2chairsnaturalhair

Phenix  
SALON SUITES

2108  
ADAM CLAYTON  
POWELL JR.  
BOULEVARD

Manna's  
SEAFOOD  
Capital One  
PC RICHARD & SON  
blink

True Value Discount

LA MAISON ARTISAN  
NEW YORK

Amsterdam News

RiteCheck

THE VICTORIA

RENAISSANCE  
HOTELS

PORTABELLA

BANK OF AMERICA

citi

boost  
mobile

BANANA REPUBLIC

BALLERS  
New York

GNC  
LIVE WELL

FedEx

KFC

Adam Clayton Powell Jr State Office  
Building

SEPHORA  
Staples  
CVS  
pharmacy

TRADER JOE'S

Marshalls

CVS  
pharmacy  
Rainbow  
OLD NAVY  
Starbucks  
MCU  
native  
harlem  
NYSC  
ñokka  
amo  
THEATRES

Foot Locker  
GAP  
ALDO  
JD  
movement  
AMERICA'S KIDS  
The United House of Prayer for All  
People  
Spectrum  
TOURO COLLEGE  
OF OSTEOPATHIC MEDICINE  
FABULOUS OPTICAL  
White  
Castle  
Hotel Theresa  
New York Gourmet Deli

metro  
by T-Mobile  
verizon  
McDonald's  
PANDA EXPRESS  
Cafe  
VICTORIA'S  
SECRET  
Bath & Body Works  
Burlington  
Big Apple  
MINI STORAGE  
HARLEM UNITED  
TD Bank  
WHOLE  
FOODS

Infinity Dermatology  
my  
Gym  
DWYER  
CULTURAL CTR.

aloft  
HOTELS  
LARRY WALSH STUDIOS  
NEW YORK  
LONDON  
LAKE COCO  
New Tops African Hair Braiding  
Center  
Sali Hair Braiding  
Braids by falu  
Muse Arts  
Harlem Sweet Treats

Mount  
Sinai  
Harlem  
WINE  
GALLERY  
Asian Fusion  
HARLEM SHAKE

NOAM AZIZ

Managing Director  
212.468.5984  
naziz@meridiancapital.com

JASON BERISHA

Associate  
212.468.5955  
jberisha@meridiancapital.com

ALEX TABAROKI

Associate  
212.468.5963  
atabaroki@meridiancapital.com

REALLY



MERIDIAN  
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.