

2108

ADAM CLAYTON POWELL JR. BOULEVARD
HARLEM, NYC

NW Corner of Adam Clayton Powell Jr. Boulevard & West 126th 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
Second Floor: 6,000 SF

ASKING RENT
\$35 PSF

POSSESSION
Immediate

TERM
Negotiable

COMMENTS

- Efficient full-floor layout ideal for office, nonprofit, medical, or educational users
- Strong natural light throughout
- Free rent and aggressive lease economics for qualified tenants
- 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

B D A C

NOAM AZIZ

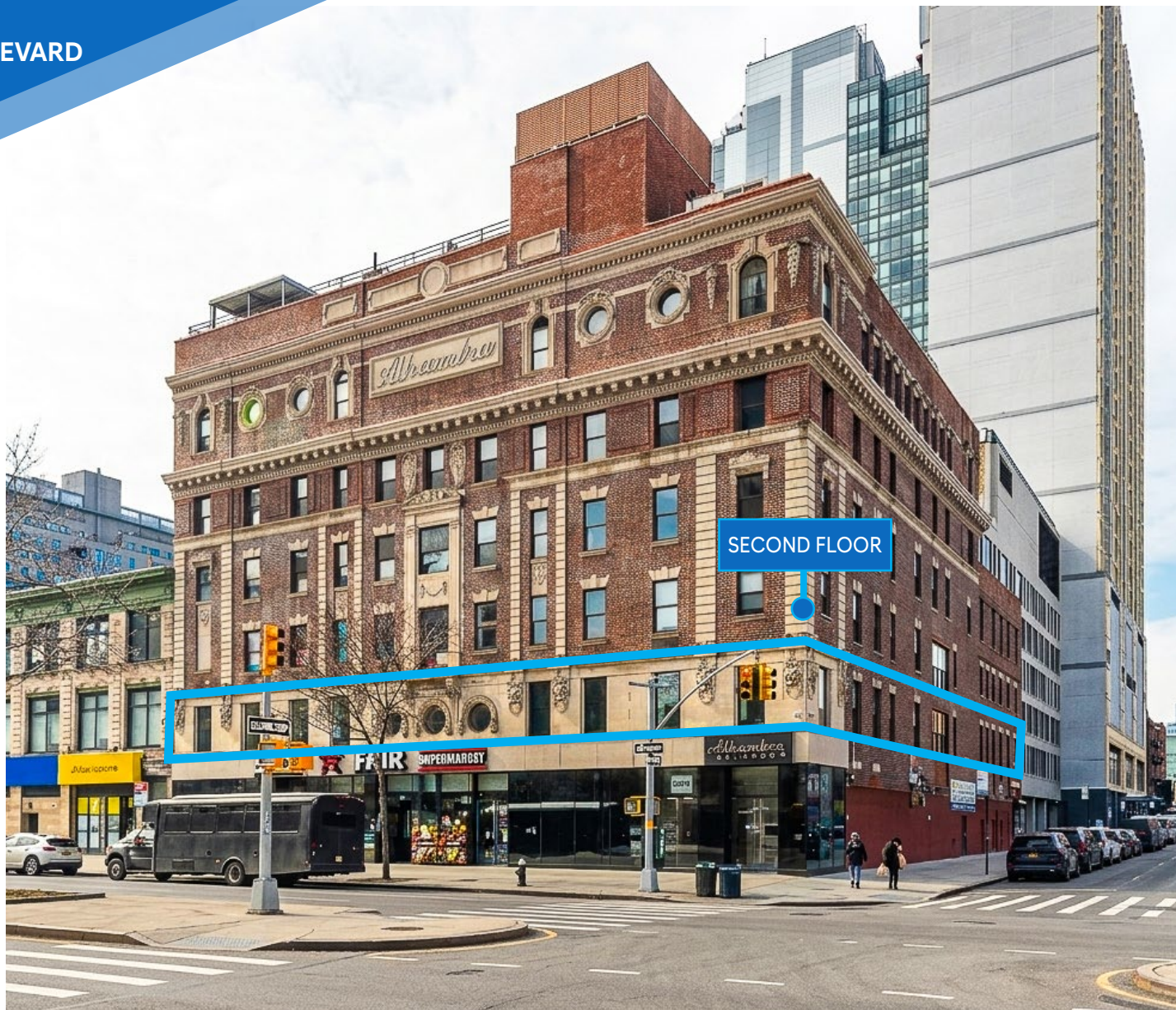
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RENTAL
MARKET
ANALYSIS
REPORT
2023
BY
MERIDIAN
CAPITAL
GROUP



REALTY

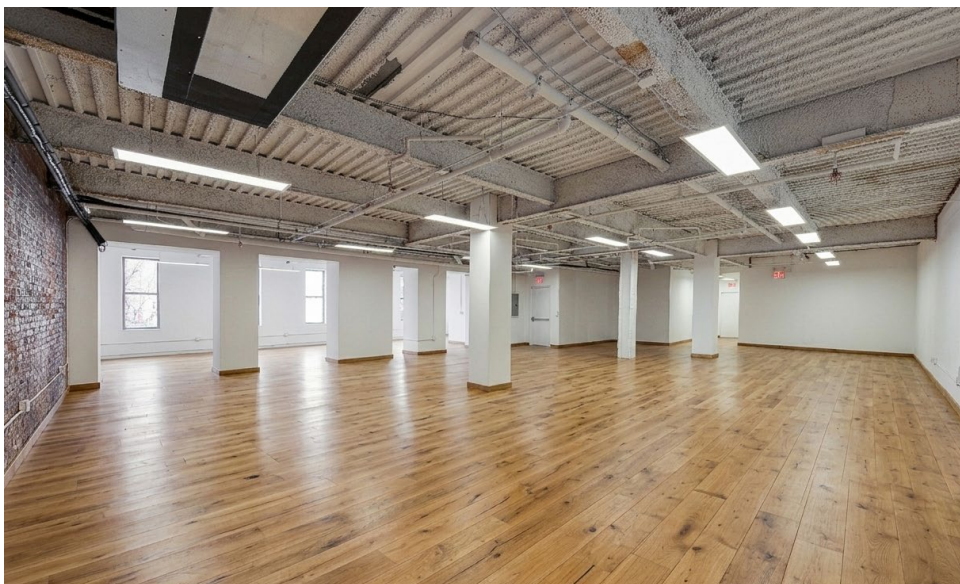
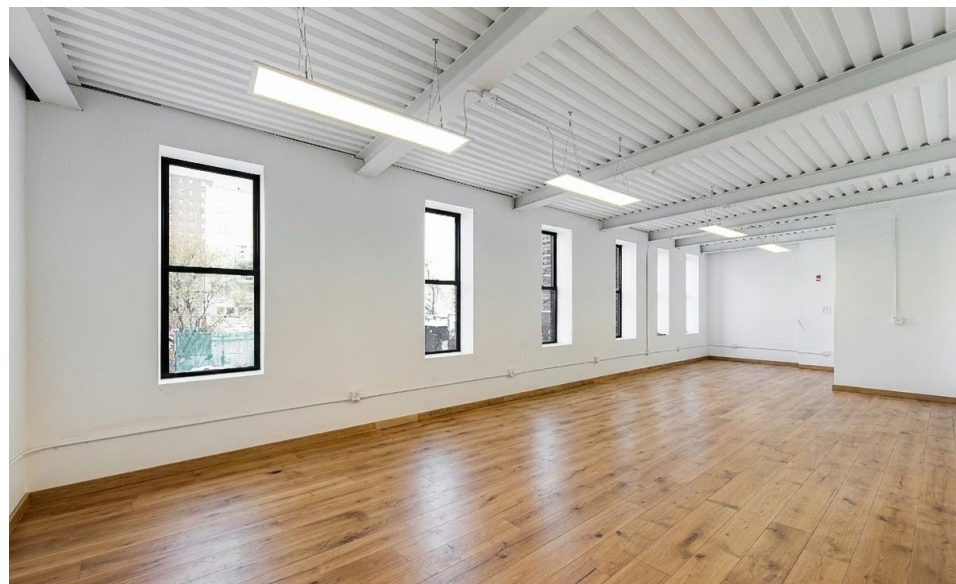
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INTERIOR

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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
FURNITURE & HOME

Revitalize Lux Studio
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

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
AMC
THEATRES

Foot Locker
GAP
ALDO
JD
movement
AMERICA'S KIDS
The United House of Prayer for All
People

CHAMPS

MAC

FABULOUS OPTICAL

White
Castle

Hotel Theresa

New York Gourmet Deli

UNITED
COLLEGE

Spectrum

TOURO COLLEGE
OF OSTEOPATHIC MEDICINE

metro
by T-Mobile
verizon

McDonald's

PIZZA HERRING
CANTINE

Carib's

VICTORIA'S
SECRET
Bath & Body Works

Burlington

Big Apple
MINI STORAGE

HARLEM UNITED

TD Bank

Infinity Dermatology

my
Gym

DWYER
CULTURAL CENTER

aloft
HOTELS

SUGAR
MONK

FAB GOURMET

New Tops African Hair Braiding
Center

Sali Hair Braiding

Braids by falu

LARRY WALSH STUDIOS
NEW YORK · LONDON · LAKE COCO

Muse Arts

Harlem Sweet Treats

Mount
Sinai

Harlem WINE GALLERY
Asian Fusion

HARLEM SHAKE

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REALLY



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