

IPRG

FOR LEASE

170-172 EAST 107TH STREET NEW YORK, NY 10029

BETWEEN 3RD AVENUE & LEXINGTON AVENUE



1ST FLOOR

SIZE | 3,940 SF

2ND FLOOR

SIZE | 3,940 SF

3RD FLOOR

SIZE | 3,940 SF

4TH FLOOR

SIZE | 3,940 SF

- Each Floor is Divisible and Can Be Leased All Together or Separately
- Rare Beautiful Large Outdoor Deck

ASK | \$37,500/Month

TOTAL SIZE | 15,760 SF

FRONTAGE | 56'

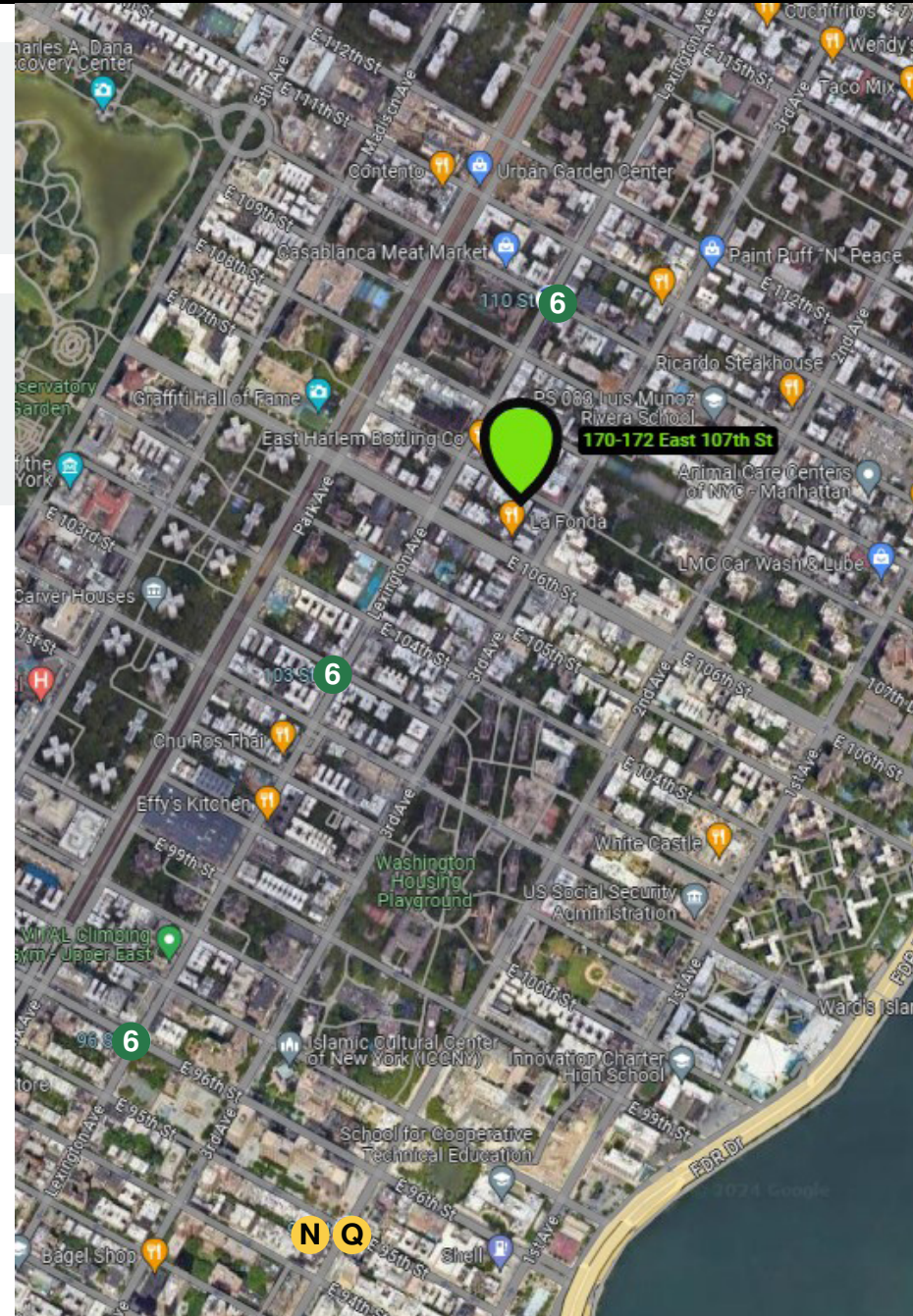
CEILING HEIGHTS | 10'

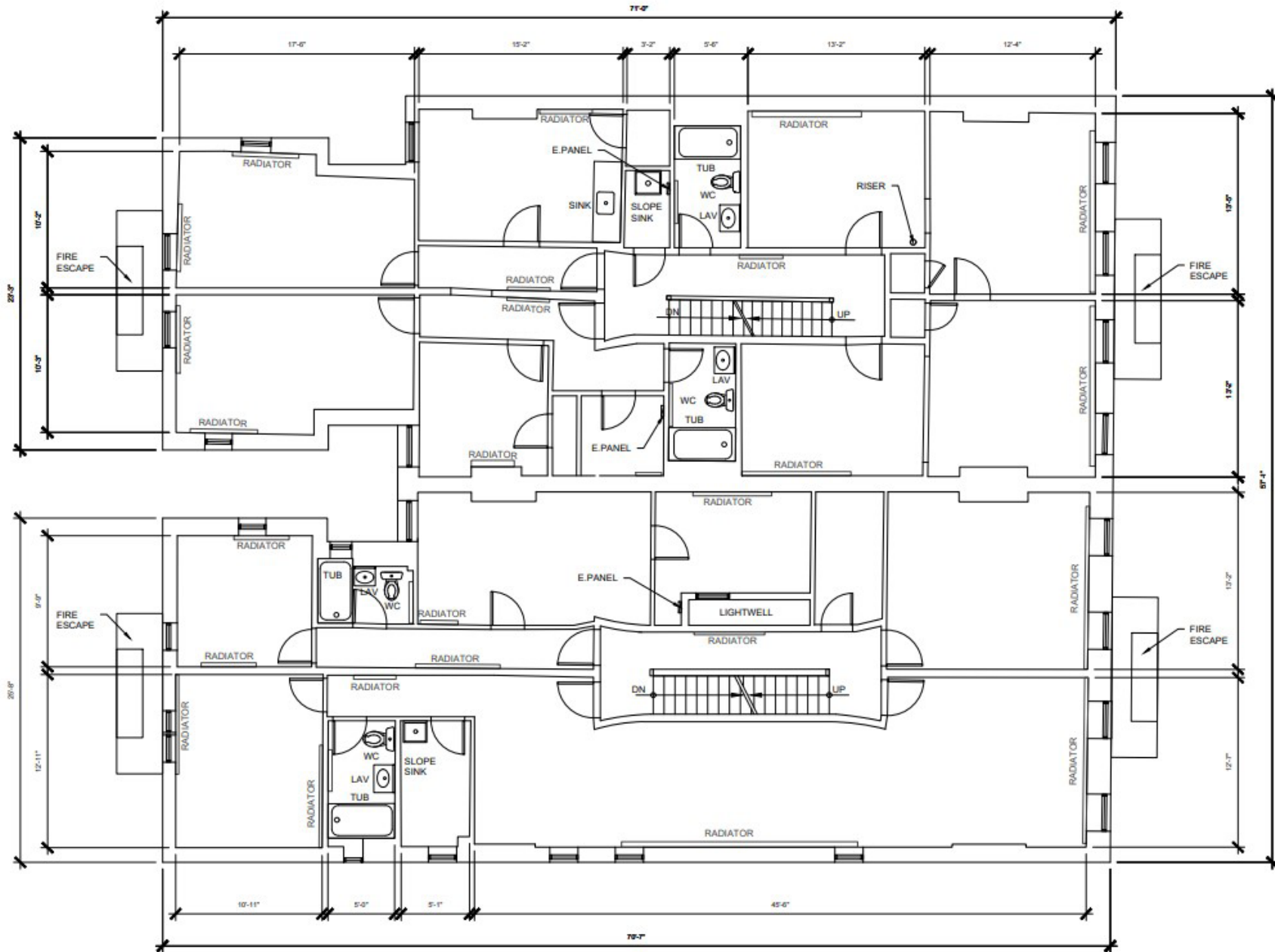
TRANSPORTATION | **4 5 6 Q**

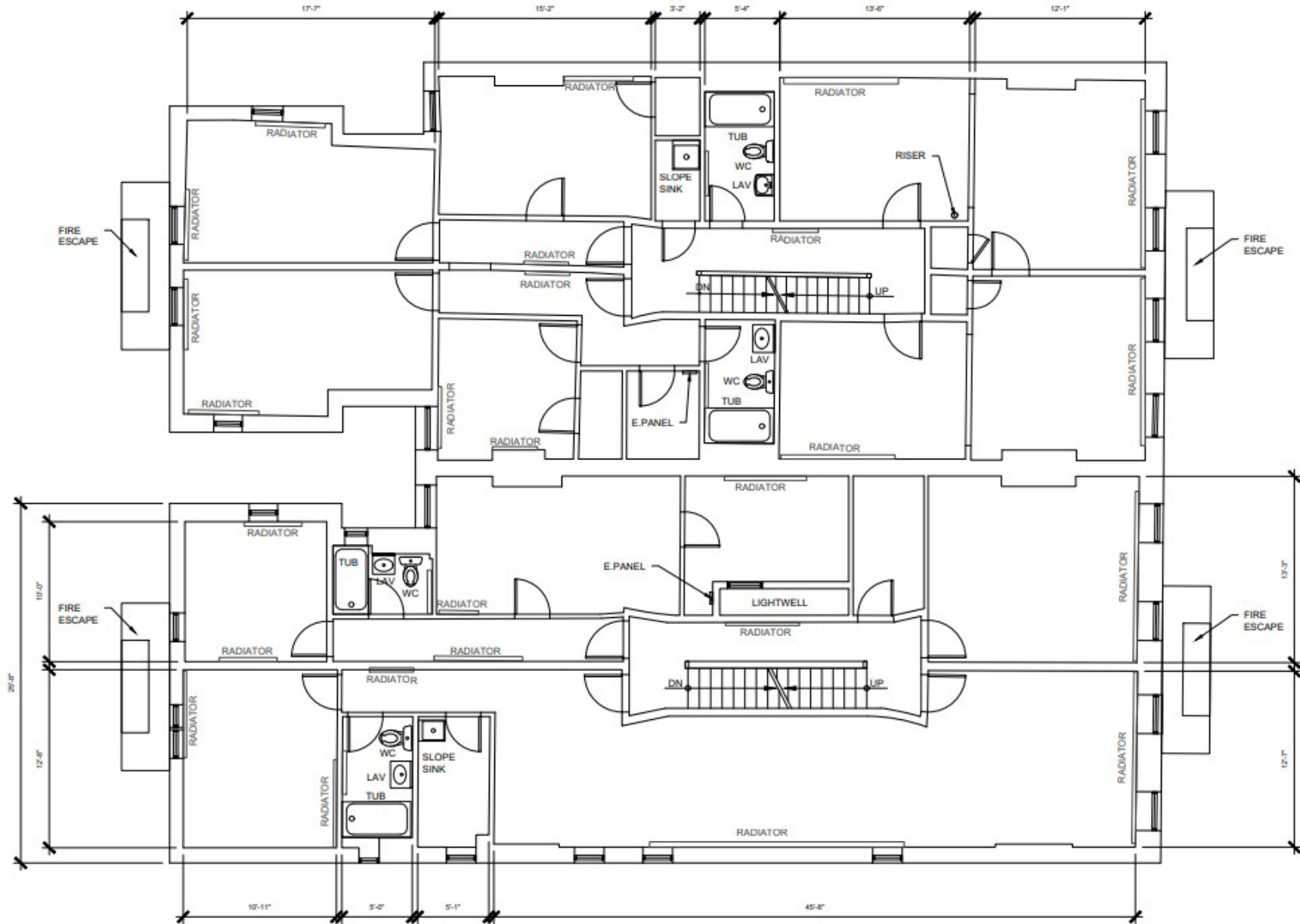
POSSESSION | Immediate

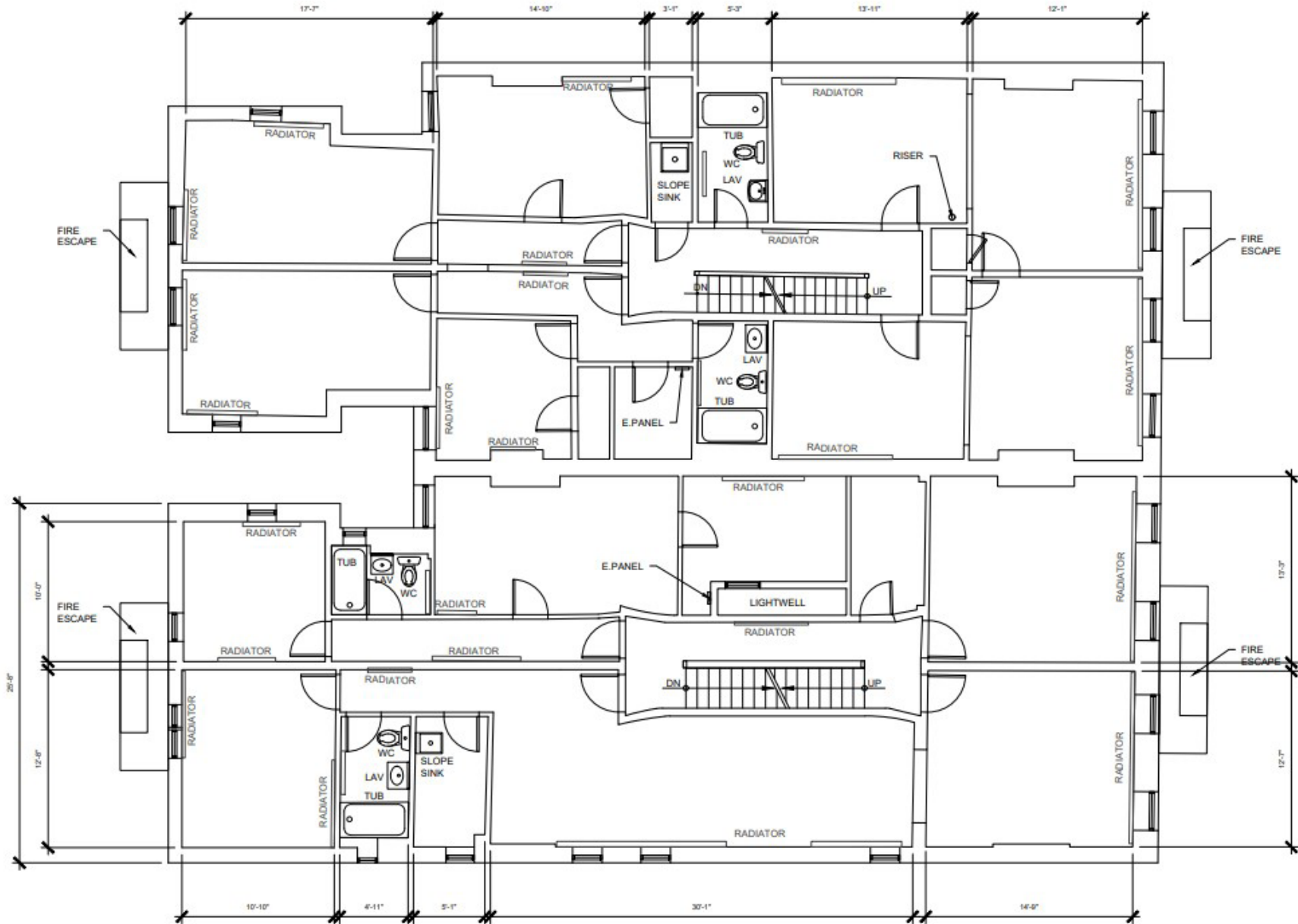
HIGHLIGHTS

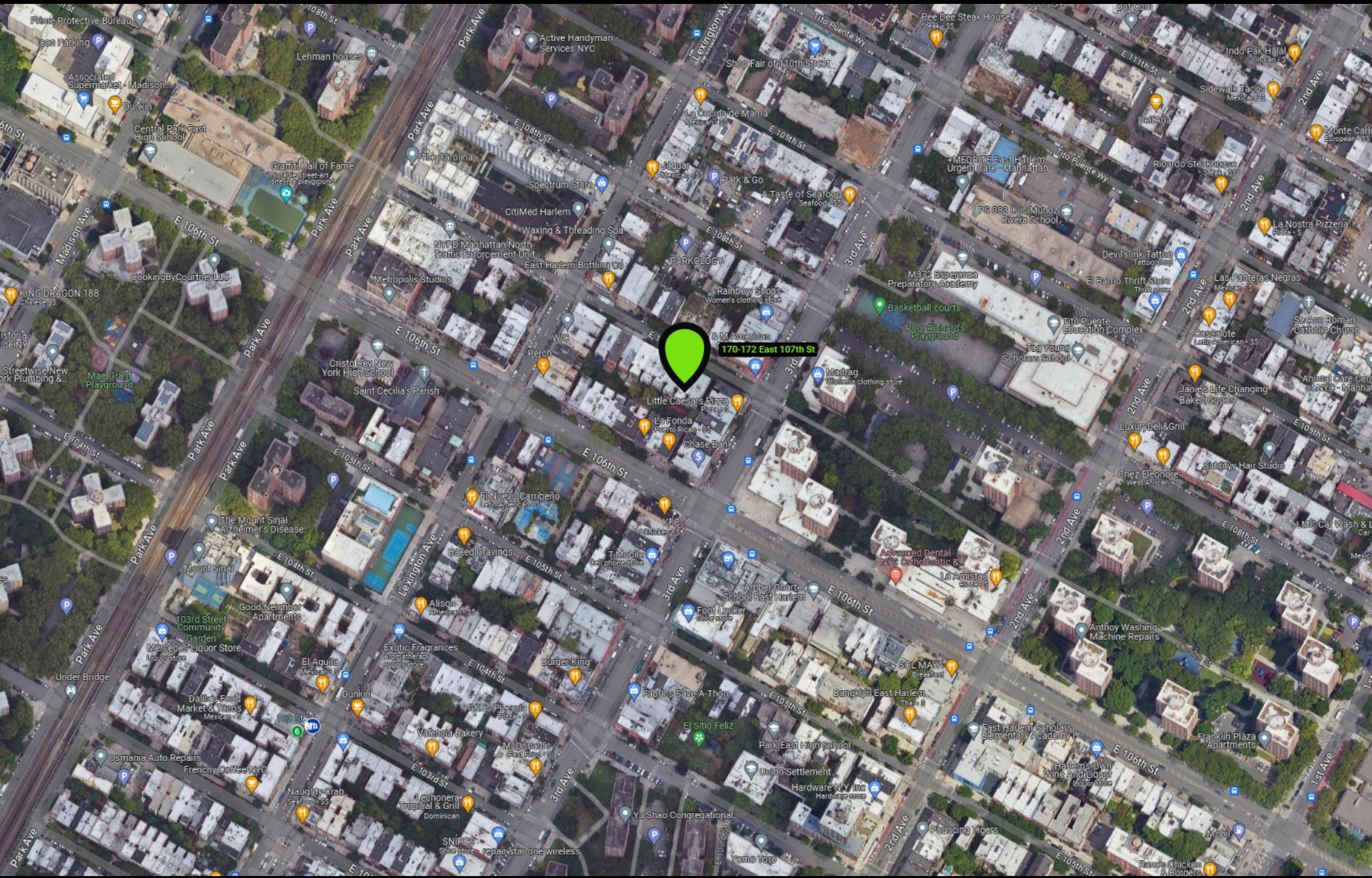
- Seeking Community Facility, Non Profit, Daycare, Office, School, Etc.
- Prime East Harlem Location in Densely Populated Residential Neighborhood
- Neighbors: Dollar Tree, Duane Reade, Chase, Ponce Bank, Mount Sinai, Metropolitan Hospital, Mad for Chicken, Dunkin Donuts, McDonalds, Taco Bell, Burger King, Popeyes, KFC, La Fonda, T-Mobile











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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.