125TH STREET
BETWEEN ADAM
CLAYTON POWELL JR.
BLVD. & LENOX AVE.

125 W.125TH RETAIL

PROMINENT CORNER ON THE BEST BLOCK OF 125TH STREET

MADISON INTERNATIONAL REALTY

JLL

Harlem's most prominent and visible corner sits immediately adjacent to the 19-story Adam Clayton Powell, Jr. State Office Building. Currently occupied by H&M, 125 W. 125th Street is located within a ½ block of the 2,3 subway stop, servicing 2.1 million annual passengers.

This 21,634-sf 2-level retail box is a one of a kind branding opportunity, surrounded by the area's top retailers – including Marshall's, CVS, Whole Foods, Burlington, Victoria's Secret, Raymour & Flanigan, Bath & Body Works and Starbucks.

The latest retailers to call Harlem home have all selected this corridor to plant their flag. Target, Trader Joe's, Sephora, Pandora and Raising Cane's will soon join this thriving block, further establishing the intersection of 125th Street and Lenox Avenue as Harlem's epicenter.

The Urban League Empowerment Center and **Studio Museum of Harlem**, both currently under construction, will bring an additional 75,000 sf of new office space, 170 affordable residential units, the Urban Civil Rights Museum and several neighborhood art galleries to the block as well.

JLL

THE APOLLO THEATER MUSIC HALL

Harlem's crown jewel and landmark is visited by 1.3 million people each year.

ADAM CLAYTON POWELL JR. STATE OFFICE BUILDING

19-story office building.

THE OPPORTUNITY

125 W. 125TH ST.

ADDITIONAL RETAIL AVAILABLE

HARLEM CENTER

NATIONAL URBAN LEAGUE EMPOWERMENT CENTER

415,000 sf development, including league headquarters, Urban Civil Rights Museum, 170 units of affordable housing and office space.

Map labels

ST. NICHOLAS AVENUE

A B C D

4,353,615 Annual Ridership

blink, DSW, PartyCity
P.C. RICHARD & SON
CVS, OLD NAVY, Rainbow
amc

FREDRICK DOUGLAS BLVD.

BANANA REPUBLIC FACTORY STORE
BLICK art materials
Portabella
JJ JIMMY JAZZ
carter's
OshKosh B'gosh
atmos

Foot Locker KIDS, foot locker
GAP FACTORY
Spectrum
ALDO
joyce leslie
JD SPORTS
Chick-fil-A
CHAMPS SPORTS
planet fitness
M·A·C

ADAM CLAYTON POWELL JR. BLVD.

125TH STREET

JJ JIMMY JAZZ
snipes
Cane's
VICTORIA'S SECRET
Bath & Body Works
Raymour & Flanigan
Burlington
WHOLE FOODS MARKET

TARGET
SEPHORA
TRADER JOE'S
PANDÓRA
Marshalls
CVS

MALCOM X BLVD./LENOX AVENUE

2 3

2,121,918 Annual Ridership

STARBUCKS COFFEE
WING STOP
Insomnia Cookies
TJ-maxx, DMV
Nike, SHAKE SHACK

COHEN'S Fashion Optical
CITYMD URGENT CARE
CHIPOTLE
just salad
EUROPEAN WAX CENTER

5TH AVENUE

THE STUDIO MUSEUM IN HARLEM

Currently under construction, this building will be home to an art gallery, education space and communal space for local Harlem artists.

THE HARLEM NEIGHBORHOOD

- **420,000+ monthly pedestrian** visitors on average at the Northwest Corner of 125th Street & Malcom X Boulevard
- **6 major subways** & 11 different buses providing easy access
- **60 million** annual transit riders
- **68,000+** employees
- **250,000+** residents
- **112,000+** housing units
- **72,000+** students and faculty at Columbia & CUNY

JLL
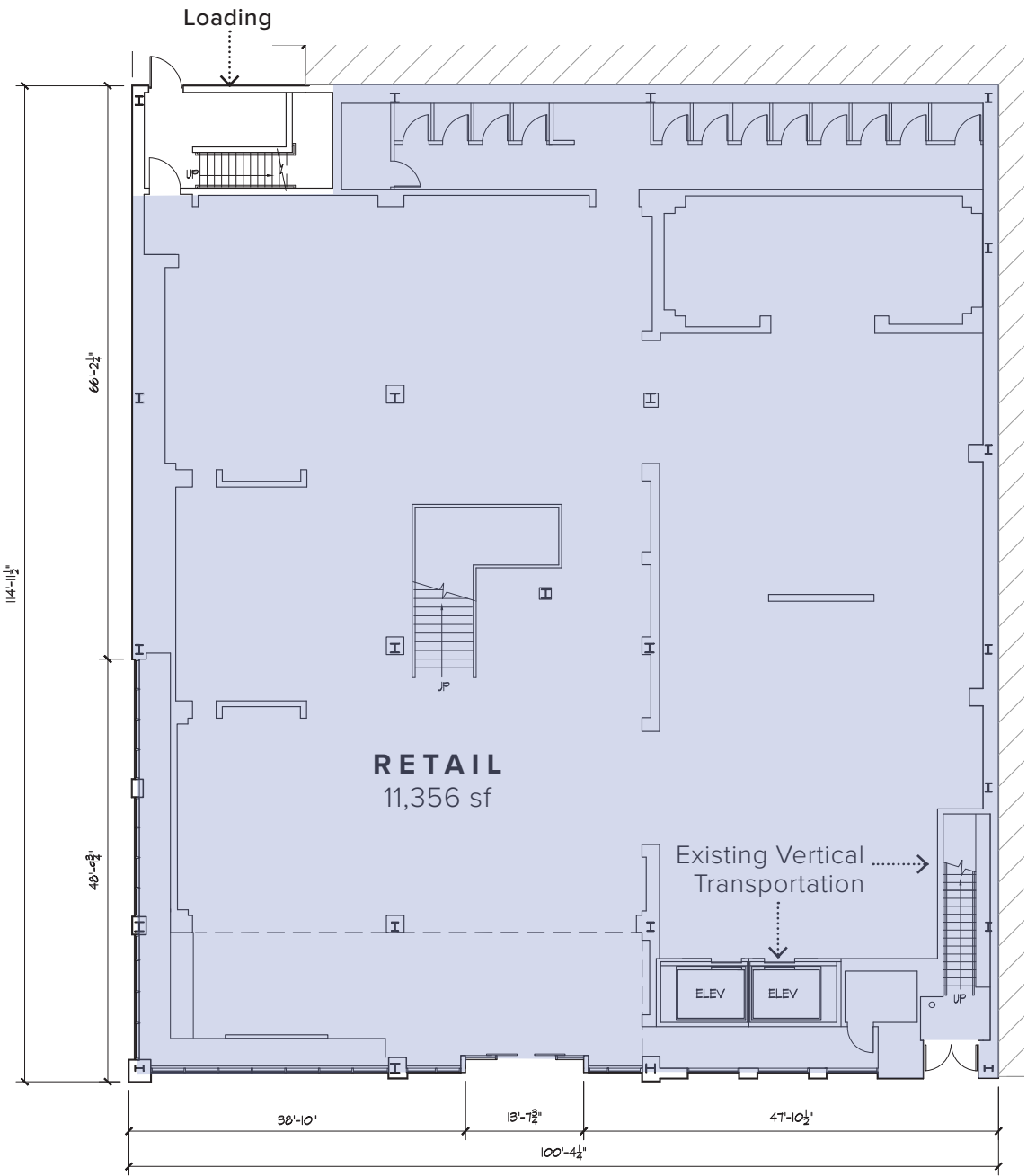
125 W. 125TH STREET

SINGLE TENANT SCENARIO

SIZE
Ground Floor:
11,356 sf

Second Floor:
10,274 sf

FRONTAGE:
100'4" on W. 125th Street
114'11' facing Plaza

CEILING HEIGHTS
Ground Floor:
17'8"
Second Floor:
17'5"

ASKING RENT
Available upon request

GROUND FLOOR

Loading

RETAIL
11,356 sf

Existing Vertical Transportation

ELEV ELEV

UP

38'-10"   13'-7⅞"   47'-10½"
100'-4¼"

114'-11½"

66'-2¼"

48'-4¾"

125th Street

SECOND FLOOR

RETAIL
10,274 sf

OPEN TO BELOW

OPEN TO BELOW

Existing Vertical Transportation

ELEV ELEV

DN

114'-11½"

100'-4¼"
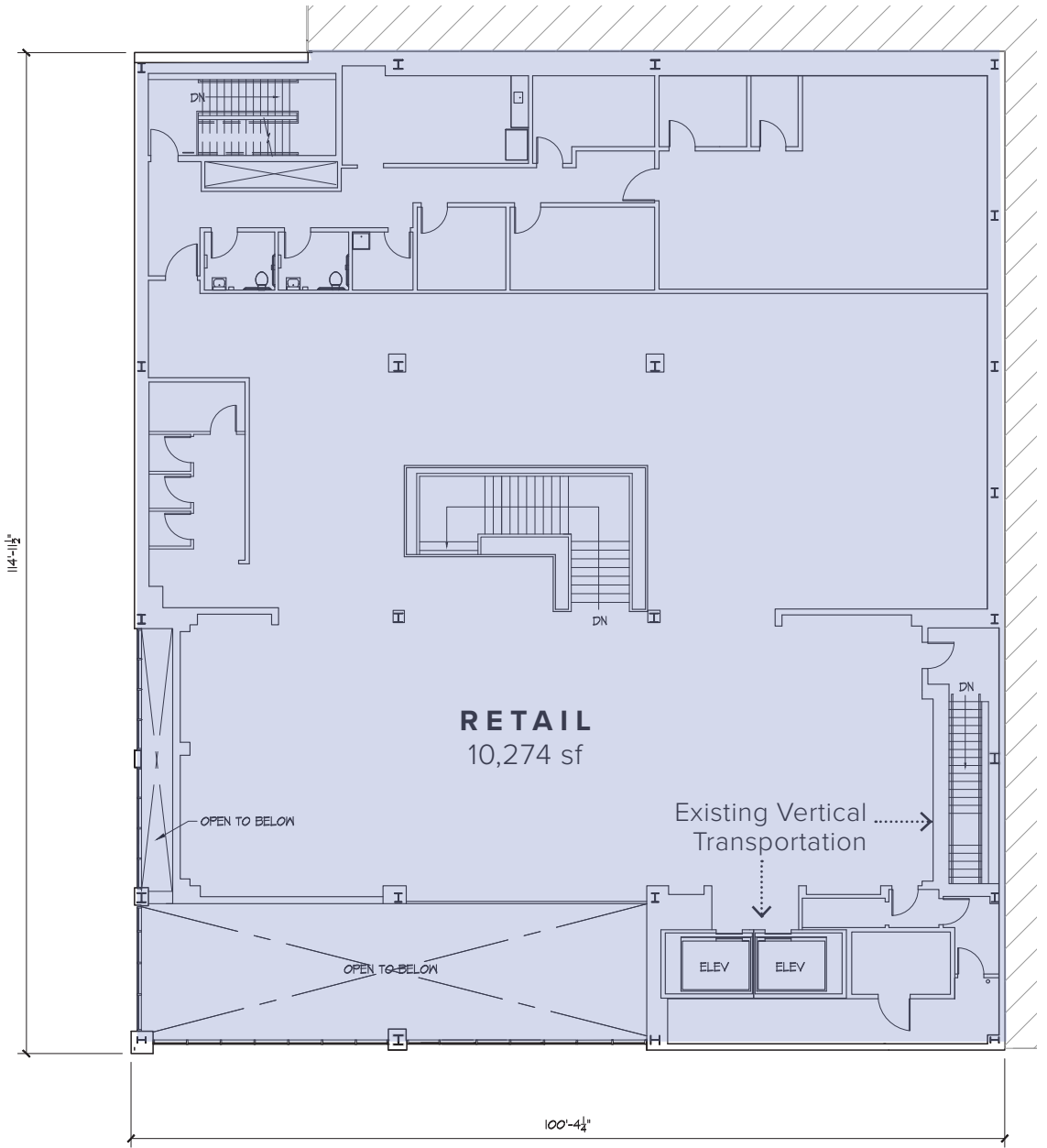
125th Street

125 W. 125TH STREET

TWO TENANT DIVISION SCENARIO

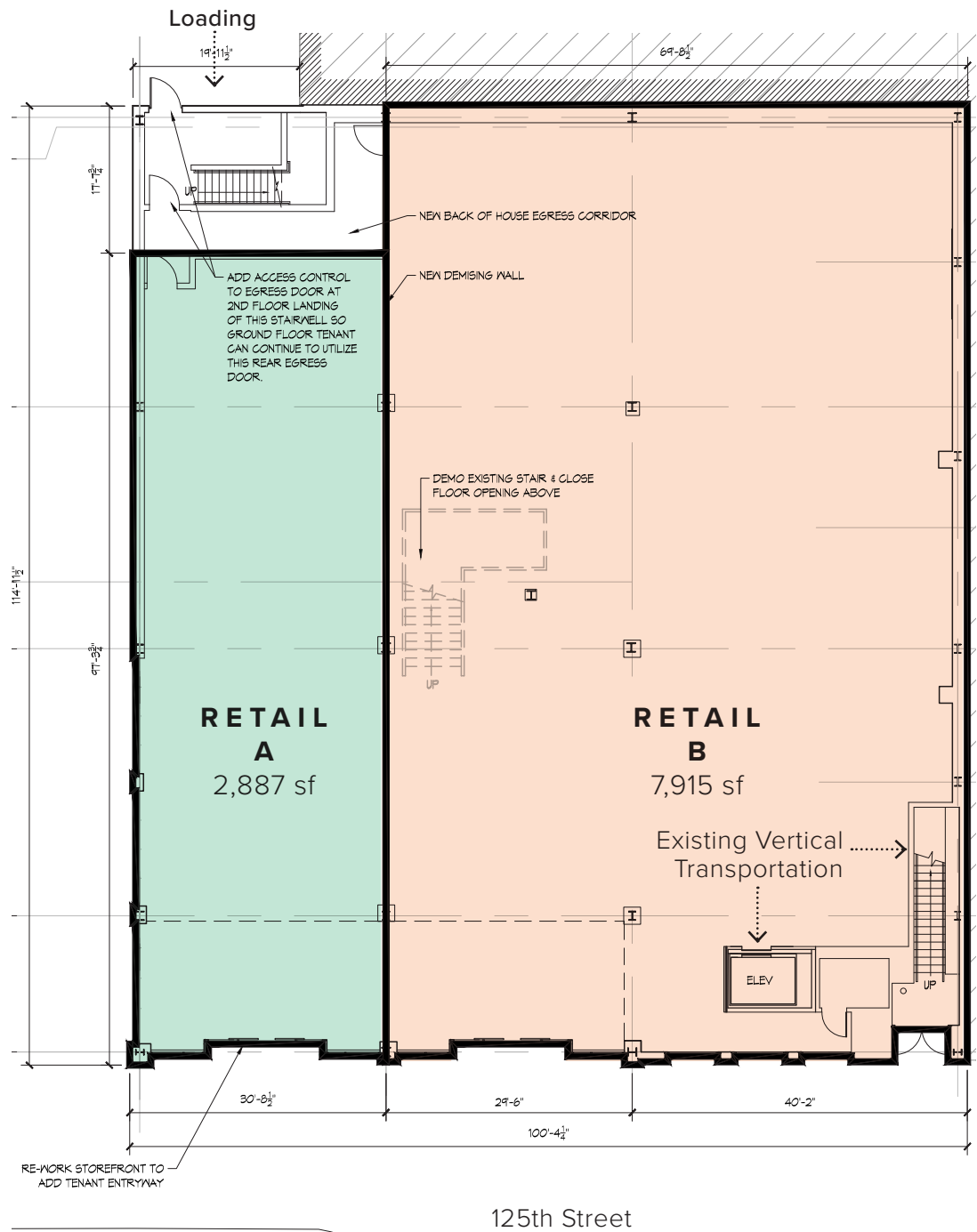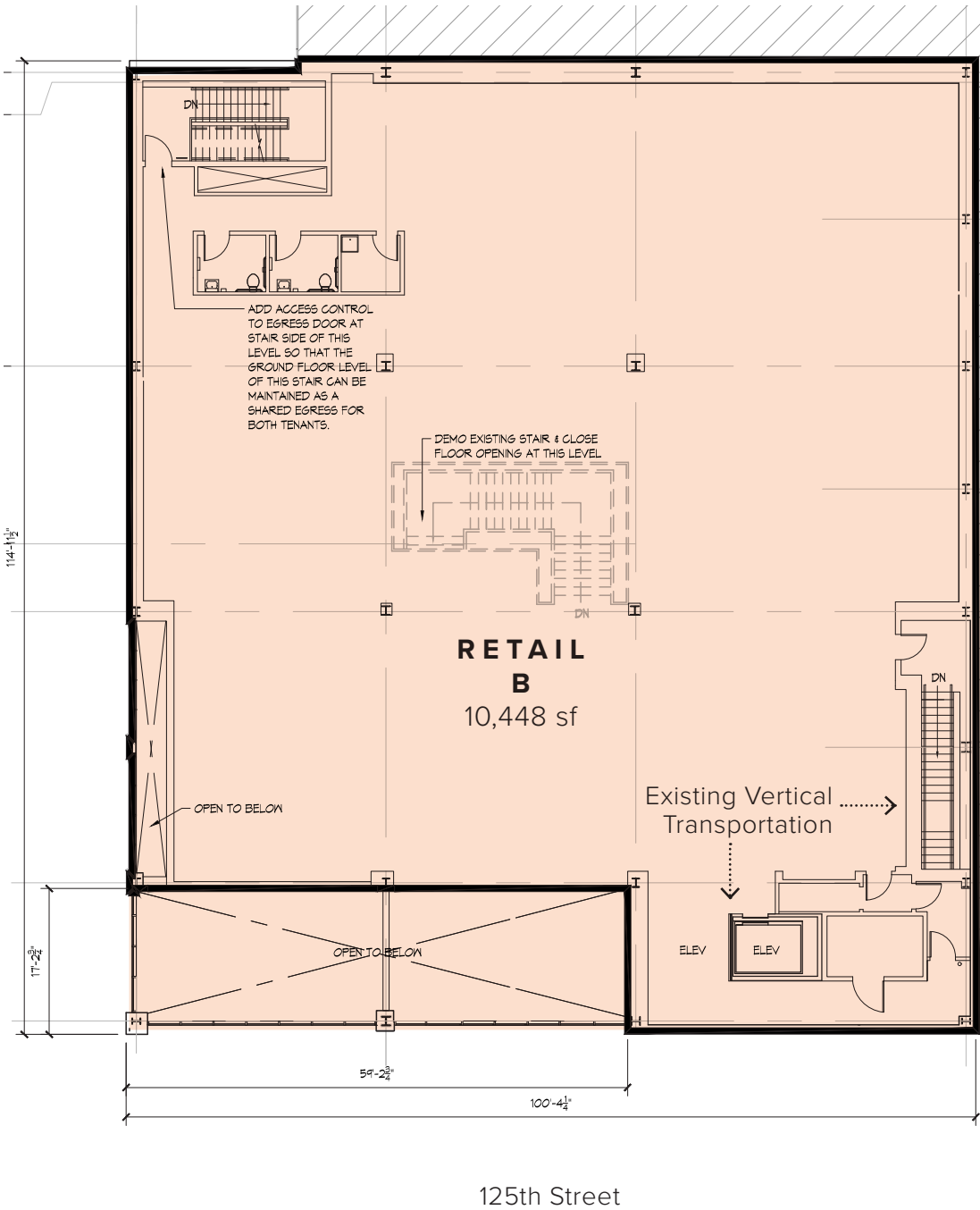| TENANT A SIZE	FRONTAGE:	TENANT B SIZE	FRONTAGE:	CEILING HEIGHTS	ASKING RENT
Ground Floor: 2,887 sf	30'9" on W. 125th Street 97'4" facing Plaza	Ground Floor: 7,915 sf Second Floor: 10,448 sf	Ground Floor: 69'8" on W. 125th st. Second Floor: 214' wraparound	Ground Floor: 17'8" Second Floor: 17'5"	Available upon request

GROUND FLOOR

Loading

NEW BACK OF HOUSE EGRESS CORRIDOR

NEW DEMISING WALL

ADD ACCESS CONTROL TO EGRESS DOOR AT 2ND FLOOR LANDING OF THIS STAIRWELL SO GROUND FLOOR TENANT CAN CONTINUE TO UTILIZE THIS REAR EGRESS DOOR.

DEMO EXISTING STAIR & CLOSE FLOOR OPENING ABOVE

RETAIL A
2,887 sf

RETAIL B
7,915 sf

Existing Vertical Transportation

ELEV

RE-WORK STOREFRONT TO ADD TENANT ENTRYWAY

125th Street

SECOND FLOOR

ADD ACCESS CONTROL TO EGRESS DOOR AT STAIR SIDE OF THIS LEVEL SO THAT THE GROUND FLOOR LEVEL OF THIS STAIR CAN BE MAINTAINED AS A SHARED EGRESS FOR BOTH TENANTS.

DEMO EXISTING STAIR & CLOSE FLOOR OPENING AT THIS LEVEL

RETAIL B
10,448 sf

OPEN TO BELOW

OPEN TO BELOW

Existing Vertical Transportation

ELEV   ELEV

125th Street

JLL

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