

MADDD
EQUITIES



East Harlem Development

Build to Suit Opportunity

125XLEX

132 East 125th Street



New 2nd Ave. Extension Subway Station
Coming Soon



Coming Soon

T Q 4 5 6

MTA Metro-North Railroad

The Opportunity

New Development Opportunity

Floors 6-13

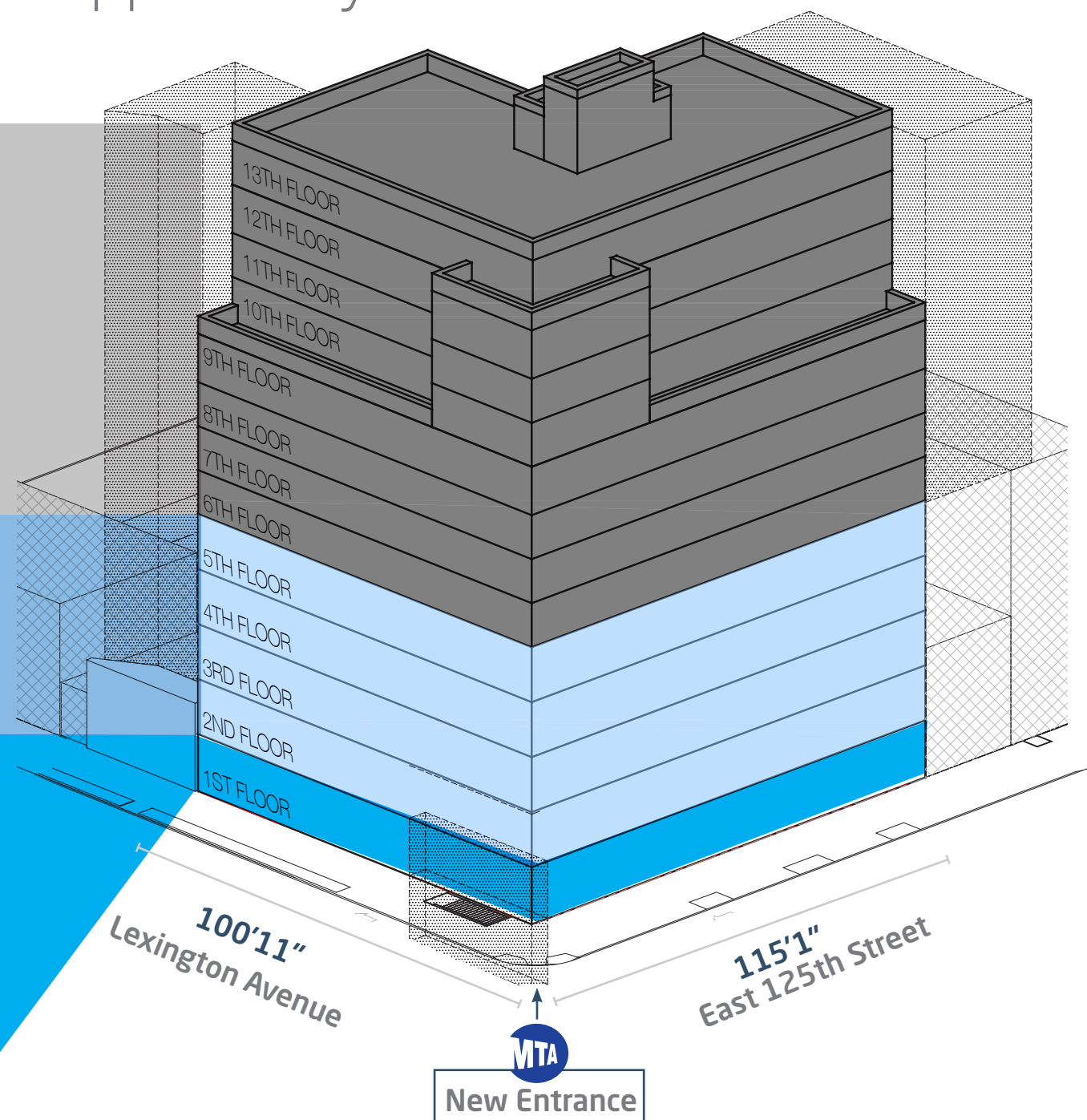
Proposed Residential:
66,115 SF total

Floor 2-5

Proposed Community Facility:
43,192 SF total
10,798 SF per floor

Ground Floor

Proposed Retail:
7,539 SF
Proposed Community Facility:
2,000 SF
Proposed Residential Lobby:
1,613 SF



Location:

Southwest Corner of East 125th Street
and Lexington Avenue

Ceiling Heights:

18' on the Ground Floor

Possession:

24 months for build to suit opportunity

Asking Rent:

Available upon request

Comments:

- Proposed new construction corner development, with immediate access to the 125th St/Lexington Avenue express 4 5 6 subway station, servicing 4.9 million passengers annually (2023)
- Featured development scheme can be modified for full building occupiers, office, community uses, hospitals, schools, etc.
- Floor to ceiling windows
- Modern building systems and design
- Outdoor rooftop space available
- Landlord is open to a leasehold condo deal structure

Neighboring Retail:



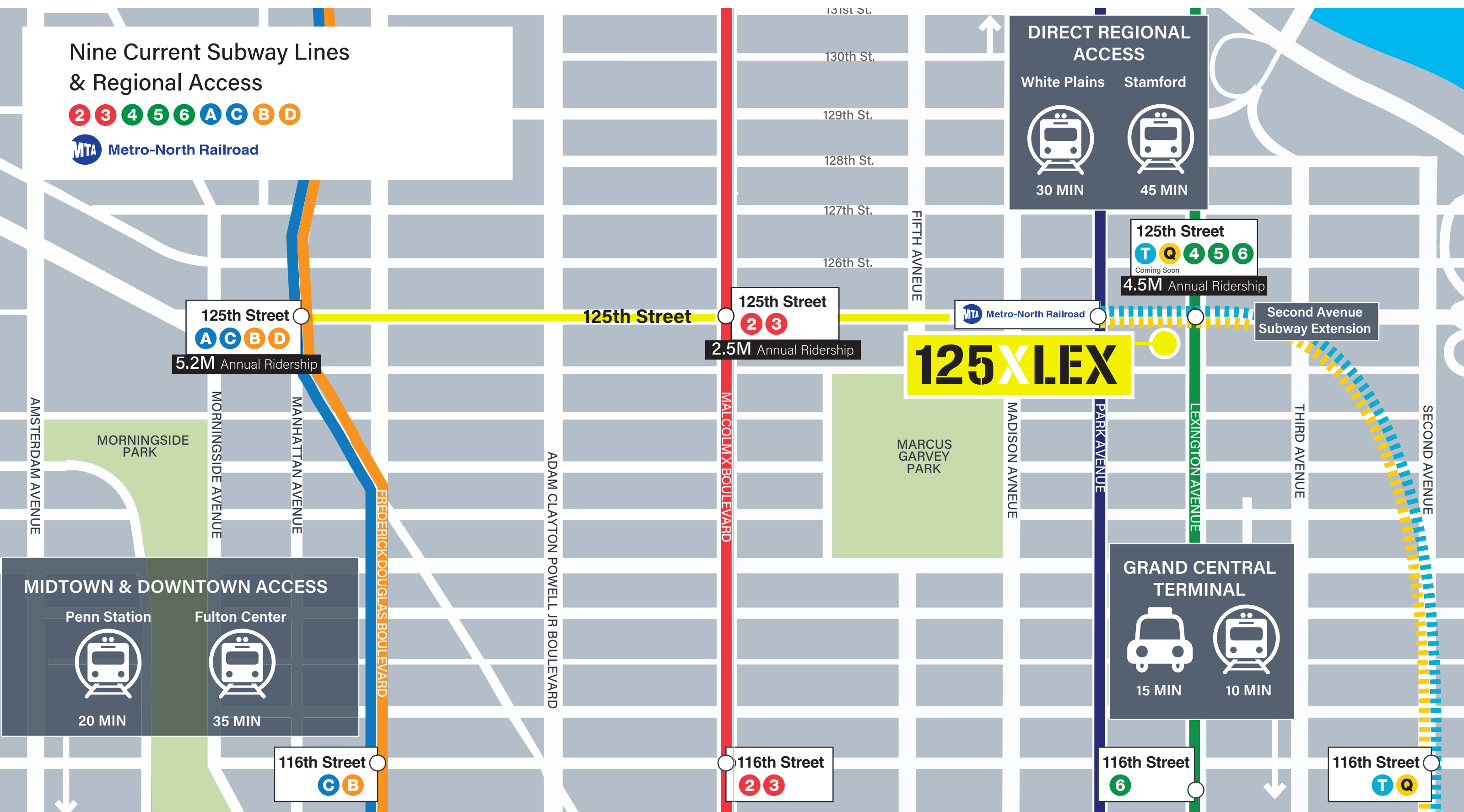
125XLEX

132 East 125th Street

The Access

Nine Current Subway Lines & Regional Access

- 2 3 4 5 6 A C B D
- MTA Metro-North Railroad



Harlem's Government, Education & Life Science Cluster



Core and Shell Floor Plans

Sample Community Facility & Residential Building Stack

Proposed Community Facility: 2,000 SF

Lexington Avenue

UG VI - RETAIL TRADE ESTABLISHMENTS
7539 SF

UG II - RESIDENTIAL
1613 SF

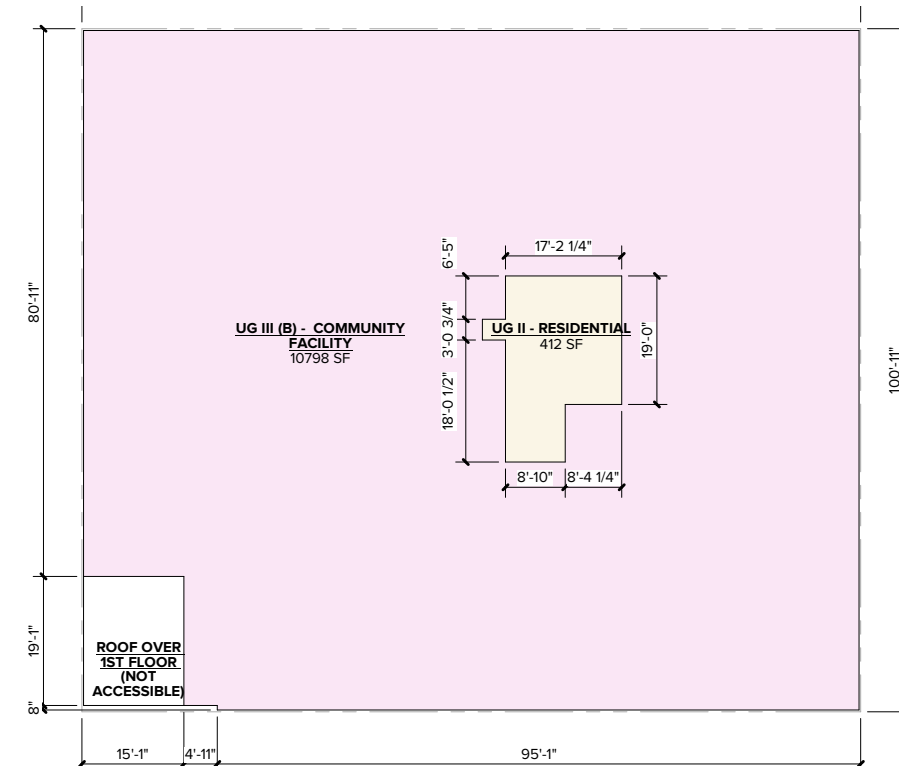
UG III (B) - COMMUNITY FACILITY
544 SF

UG III (B) - COMMUNITY FACILITY
1456 SF

Dimensions (feet and inches):

- Top setbacks: 10'-3", 46'-8 3/4", 43'-0 1/2", 7'-6"
- Left setbacks: 65'-0 3/4", 34'-11 3/4", 7 3/4"
- Right setbacks: 36'-3", 13'-1 3/4", 1'-10 1/4", 13'-6 1/4", 2'-1 1/2", 4'-4 1/4", 15'-3 3/4", 10'-0", 1'-0"
- Internal dimensions: 100'-0 1/2", 100'-11", 42'-1", 24'-3", 21'-1 1/2", 28'-2 1/2", 52'-10", 62'-3", 45'-9 3/4", 18'-2 3/4", 7'-6 1/2", 3'-1 3/4", 10'-8 1/4"

10,798 SF per floor

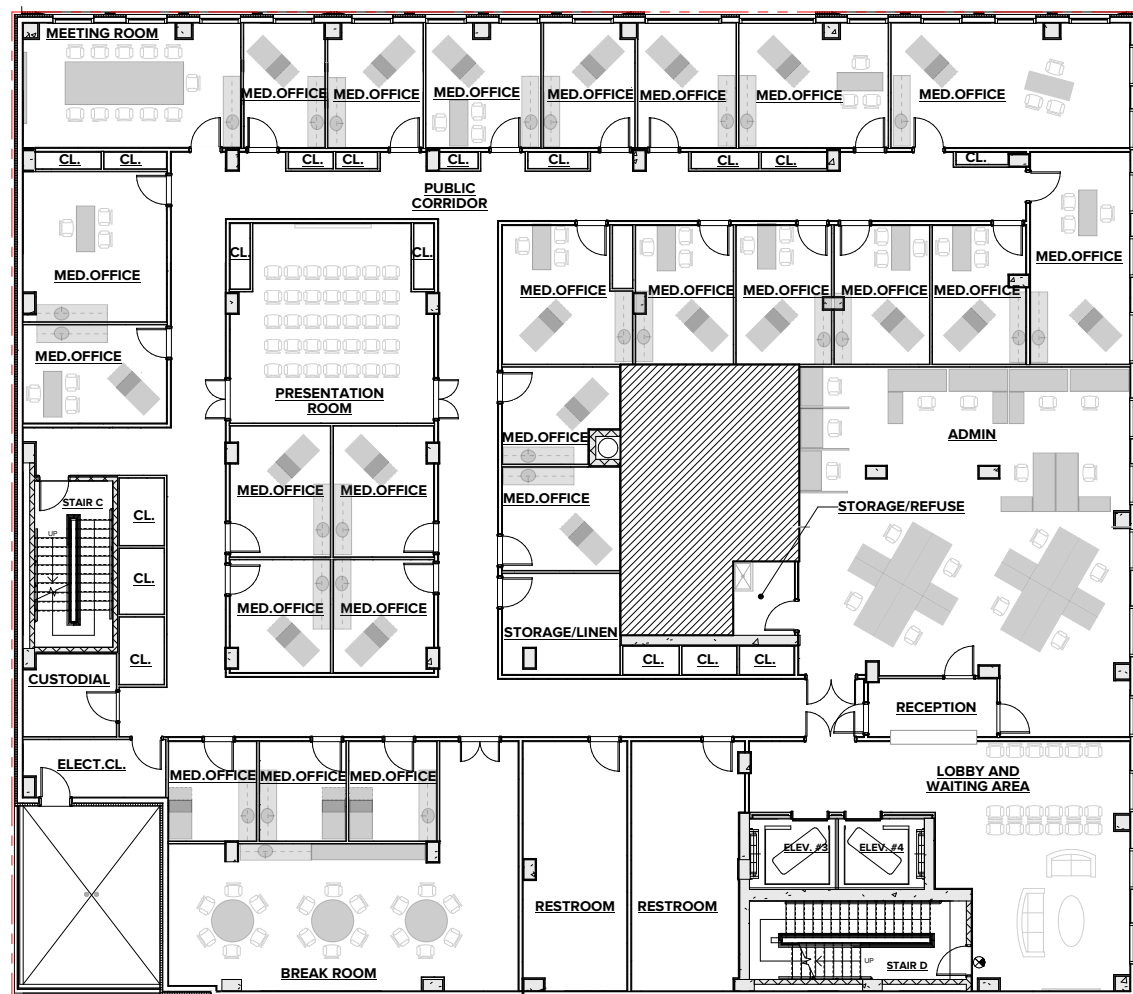


Sample Stacking Plan

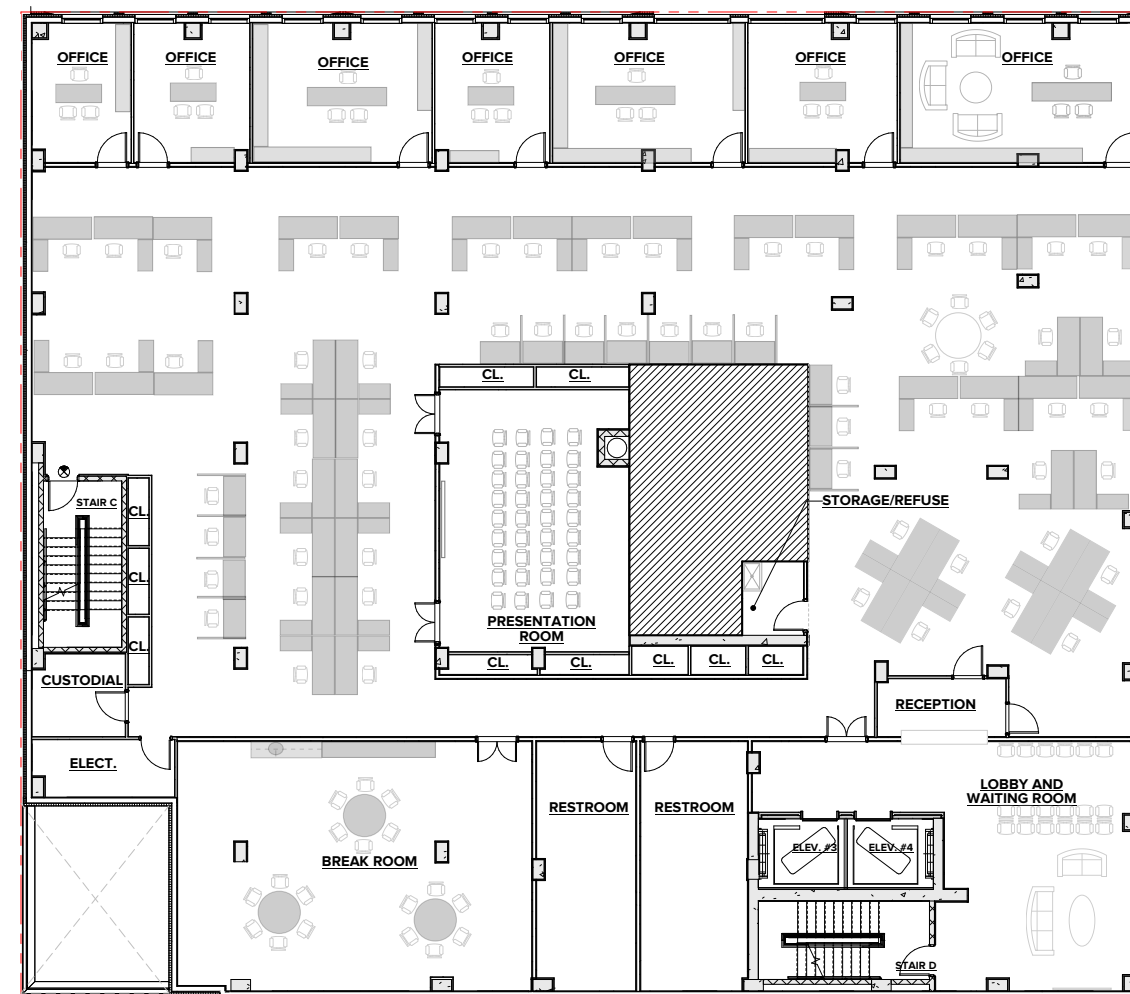


Conceptual Layout: Medical & Office

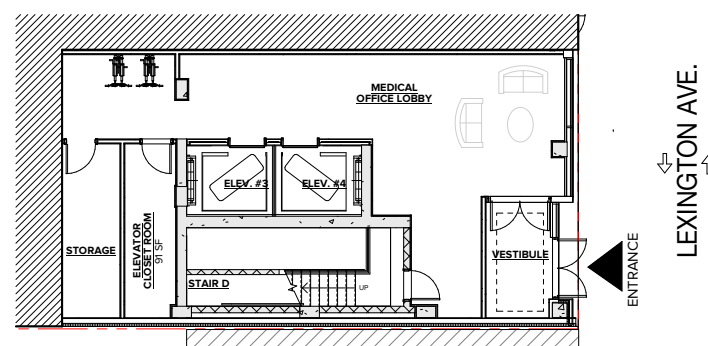
Medical Layout



Office Layout



Ground Floor Plan



The Neighborhood



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132 East 125th Street

The Neighborhood



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