

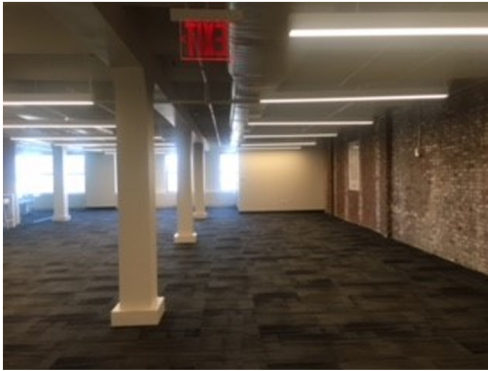
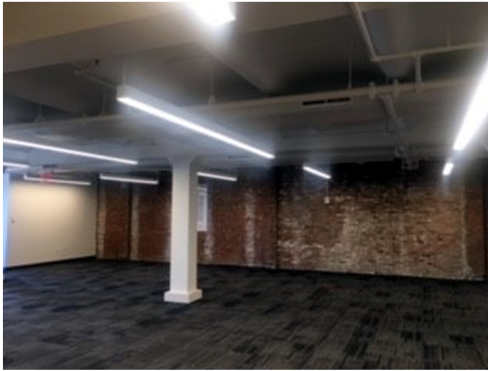


Office Spacer PHOTO Set

Harlem Office Space Rental

1825 Park Avenue - The Lee Building

Full floors of 11,500 SF, plus suites ranging from 1,700 - 30,000 SF in historic building along the vibrant and bustling 125th Street in East Harlem.



112,500 Square Foot Commercial Building

BUILDING IMPROVEMENTS

- ▶ New lobby
- ▶ Newly built tenant suites
- ▶ New bathrooms

INCREDIBLE TRANSPORTATION ACCESS

- ▶ Direct access to transportation
- ▶ The 125th Street Metro-North Railroad Station (also known as “Uptown Grand Central”) just steps away
- ▶ 4/5/6 subway lines on the corner
- ▶ Less than a 10-minute walk to the 2/3 subway line

NEARBY DINING & ATTRACTION

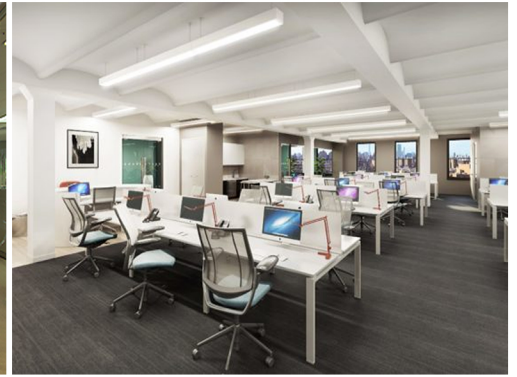
- ▶ Area amenities include Sylvia’s, Red Rooster, Yuzu, Chez Lucienne, Corner Social, and more



Office Spacer PHOTO Set Harlem Office Space Rental

Examples of the Building Property;

Exterior, Interior (Construction Phase), Interior (Conference Room), Interior (Open Office / Test Build Out), Building Lobby, Exterior, Building Entrance (Doorway), Night Time Exterior / Art Installation (Feroz Frente)

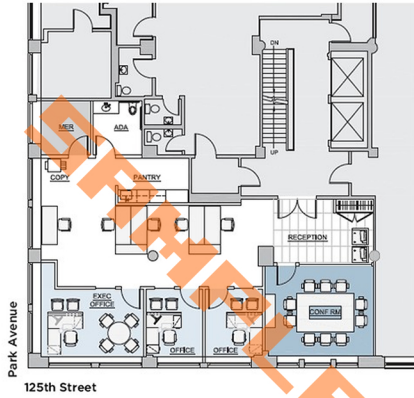




2ND FLOOR: OPTION 1

2,636 RSF

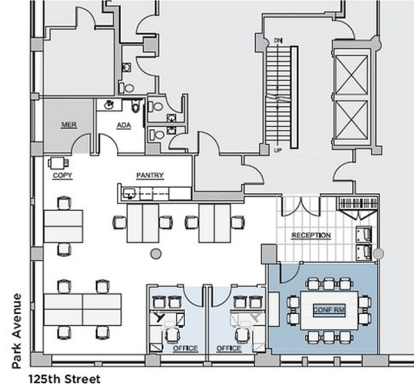
SUITE 202	
RENTABLE SQUARE FOOTAGE	2,522
WORKSTATIONS (17"X30")	5
OFFICES	3
CONFERENCE/MTG RM	1
TOTAL HEADCOUNT	8



2ND FLOOR: OPTION 2

2,636 RSF

SUITE 202	
RENTABLE SQUARE FOOTAGE	2,522
WORKSTATIONS (17"X30")	10
OFFICES	2
CONFERENCE/MTG RM	1
TOTAL HEADCOUNT	12



6TH FLOOR: 3 SUITE OPTION

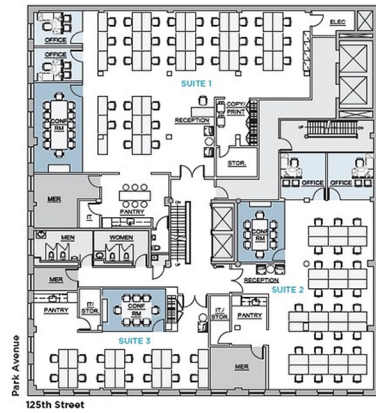
Suite 1: 5,507 RSF
Suite 2: 5,578 RSF
Suite 3: 2,158 RSF

SUITE 1	
WORKSTATIONS (2'-6" x 5'-0")	35
RECEPTIONIST	1
OFFICES	2
CONFERENCE/MTG RM	1
TOTAL HEADCOUNT	38

SUITE 2	
WORKSTATIONS (2'-6" x 5'-0")	27
OFFICES	2
CONFERENCE/MTG RM	1
TOTAL HEADCOUNT	29

SUITE 3	
WORKSTATIONS (2'-6" x 5'-0")	14
CONFERENCE/MTG RM	1
TOTAL HEADCOUNT	14

C of G	180
PER PLUMBING FIXTURES	50
INCREASE LAVS TO 2 PER SEX	90



6TH FLOOR: 2 SUITE OPTION

Suite 1: 5,509 RSF
Suite 2: 5,914 RSF

SUITE 1	
WORKSTATIONS (2'-6" x 5'-0")	35
RECEPTIONIST	1
OFFICES	2
CONFERENCE/MTG RM	1
TOTAL HEADCOUNT	38

SUITE 2	
WORKSTATIONS (2'-6" x 5'-0")	48
RECEPTIONIST	1
OFFICES	2
CONFERENCE/MTG RM	1
TOTAL HEADCOUNT	51

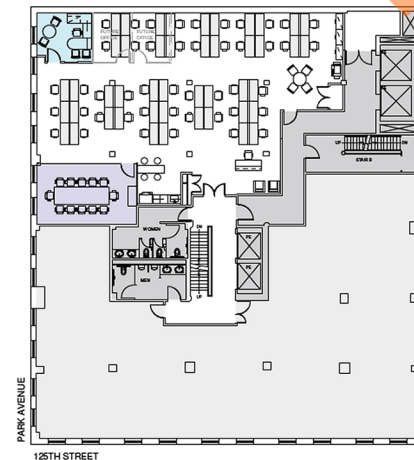
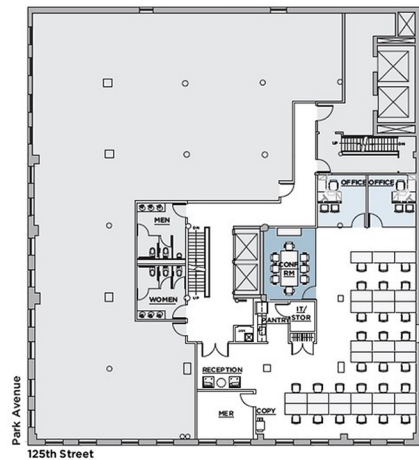
C of G	180
PER PLUMBING FIXTURES	50
INCREASE LAVS TO 2 PER SEX	90



7TH FLOOR TEST FIT

3,990 RSF

SUITE 702	
WORKSTATIONS (2'-6" x 5'-0")	27
OFFICES	2
CONFERENCE/MTG RM	1
TOTAL HEADCOUNT	30



9th FLOOR Suite 900 OCCUPANCY	
OFFICE TYPE	PLANNED
OFFICE	1
BENCH SEATING	48
CONFERENCE ROOM	1
TOTAL OCCUPANTS	47
RENTABLE SQUARE FOOTAGE	4,894 RSF



Owner 1825 Park Avenue Property Investors III, LLC

Manager Cushman & Wakefield

Location 1825 Park Avenue

Height 12 Stories

Floor Sizes 11,513 rentable square feet

Building Operating Hours 8:00AM – 6:00PM

Elevators There are four (4) passenger elevators. The Building is equipped with two (2) basement traction elevators and two (2) overhead traction elevators, providing service from two (2) elevator banks.

The two (2) basement traction elevators are 2,000lb. Capacity cars running at 200 f.p.m. They are equipped with G.A.L. controllers which were installed in 2006.

The two (2) overhead traction elevators are 3,500lb. Capacity cars running at 350 f.p.m. They are equipped with M.C.E. controllers which were installed in 1994.

Cars #1 & #3 service floors 1-12.
Cars #2 & #4 service floors B, 1-12

All machines are Hollister Whitney machines.

HVAC Tenant controlled pre-packaged air-cooled equipment per floor for cooling and perimeter hot water radiators throughout.

Base Building HVAC Hours: Monday – Friday

Heat: The building is heated via an oil fired boiler (No. 4 Oil). Hot water is distributed to cast iron perimeter radiators throughout the building.

Cooling: Cooling is accomplished on floor-by-floor basis utilizing packaged air cooled equipment with Code required economizer.



Electrical The Building houses six Con-Ed service switches providing a total of 4,000 Amps at 208/120 volts. Service is distributed from the basement via conduit and wire to the tenant floors. **The typical electrical capacity available for each floor is 7.5 watts per useable square foot. Additional power is available upon request.**

Life-Safety The building fire alarm system is an EST-3 fully addressable Class 'E' Fire Alarm System. The fire alarm system is a 2-way voice communication system with capabilities of making announcements from the main lobby to all floors as well as 2-way communication between the fire warden stations and the fire command stations located in the building.

Sprinkler The building is a fully sprinklered building structure.

Security 24-7 security at the Property

Telecom/Cable/Internet [Service available via Time Warner and Verizon](#)

Loading Dock Single loading dock. Loading dock roll up door 12'-8" H x 15'2" W.

Roof Space Available pursuant to Landlord approval.

Ceiling Heights 8'-6" with hung clg, exposed structure 10'-0" typ. Ground floor 14', second floor 9'-6" exposed structure at 10'-11".

Column Spacing Typical bay 17'-8" X 16'-3"

Mullion Spacing Punch out windows, double hung type 4' X 6'-6" typical floor, second floor full ht windows 9'-6" X 3'-3' including transom, and 11'-1"

Storage Space Storage available, to be further discussed with ownership.

Domestic Water A 3-inch mechanical service supports the building.

Floor Load 50 PSF