

# 508

## EAST 117<sup>TH</sup> STREET EAST HARLEM, NYC

Between Pleasant Avenue & FDR Drive

RETAIL/OFFICE FOR LEASE



**APPROXIMATE SIZE**  
Second Floor: 2,500 SF  
Third Floor: 2,500 SF

**ASKING RENT**  
\$35 PSF

**POSSESSION**  
Immediate

**TERM**  
5-15 Years

**CEILING HEIGHTS**  
11 FT

### COMMENTS

- Open floor plan with no column intrusions
- High ceilings and exposed brick wall
- Natural sunlight on both floors
- In close proximity to big-box retailers

### NEIGHBORS

Dunkin' • Costco • Bob's Furniture • Burlington • Ashley • Marshalls • Planet Fitness • Patsy's Pizzeria • Subway • La Hacienda • Fierce Spa • Rao's

### TRANSPORTATION

6

PROPERTY INFORMATION

**JAMES FAMULARO**  
President

**DANE HARLOWE**  
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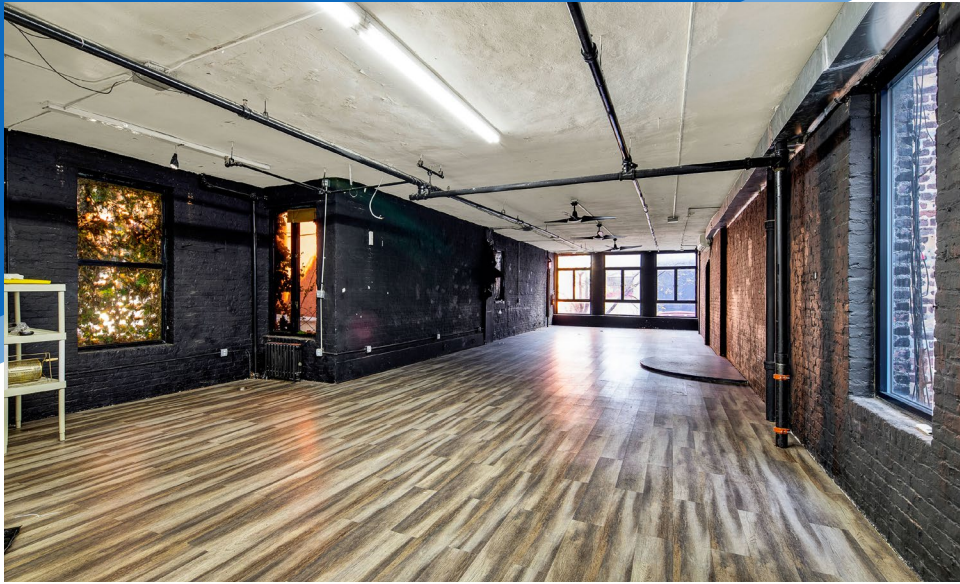
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**MERIDIAN**  
RETAIL LEASING

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INTERIOR | SECOND FLOOR

**JAMES FAMULARO**  
President

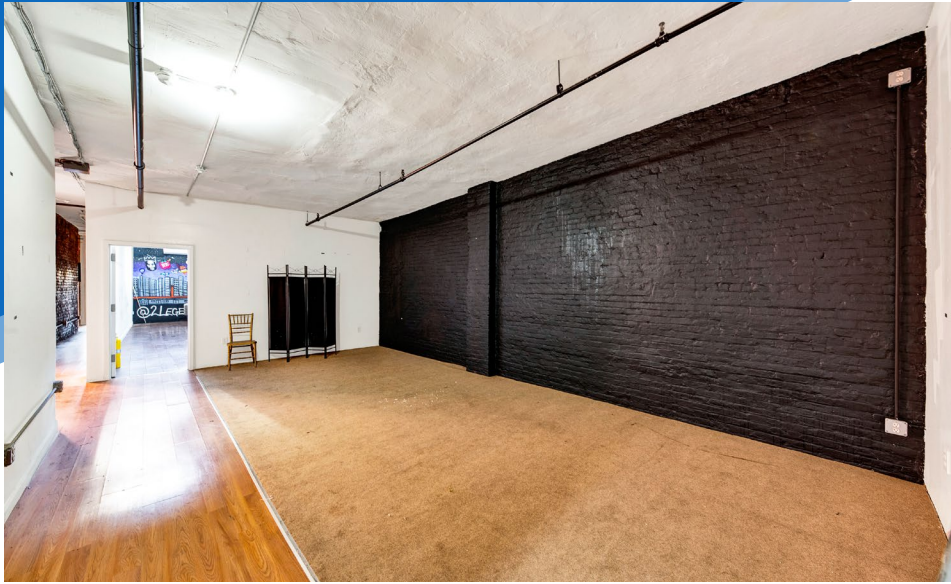
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RETAIL LEASING



INTERIOR | THIRD FLOOR

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RETAIL LEASING

The map displays a grid of streets from E 111th to E 117th Street, bounded by Third Avenue and FDR Drive. A prominent blue callout bubble points to the address 508 East 117th Street. The area is densely packed with businesses and institutions, including:

- Businesses:** AT&T, J Style's Barber Shop, D'colores Beauty Salon, Spaha Soul, Botánica, Pretty girl salon corp, Jalloh Phone Cards & Clothing, Diamante Flowers and Balloons, 328 Dominican Ice, Pleasant Food, Marshalls, Ashley, Burlington, BOB'S FURNITURE, Krispy Kutz, ALDI, Dunkin', SAPOARA, Family Deli & Grill, Azalea, NYC CAR DEALERS, Hassy Juice Bar, Rancho vegano Restaurant and Lounge, Harlem Thrift Shop, Opportunity Resources, Harlem Frames, Uptown Care Pharmacy, Nam Deli Food & Juice, Eagle Tile, Taqueria Santa Fe, The Love Cafe, Holy Tabernacle Church, RAO'S, and many others.
- Schools:** Our Lady Queen of Angels School, P.S. 102 Jacques Cartier Explorers, and the New York City Charter School Center.
- Other Landmarks:** A large green area at the bottom right represents a park or undeveloped lot.

NEIGHBORS

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 RETAIL LEASING