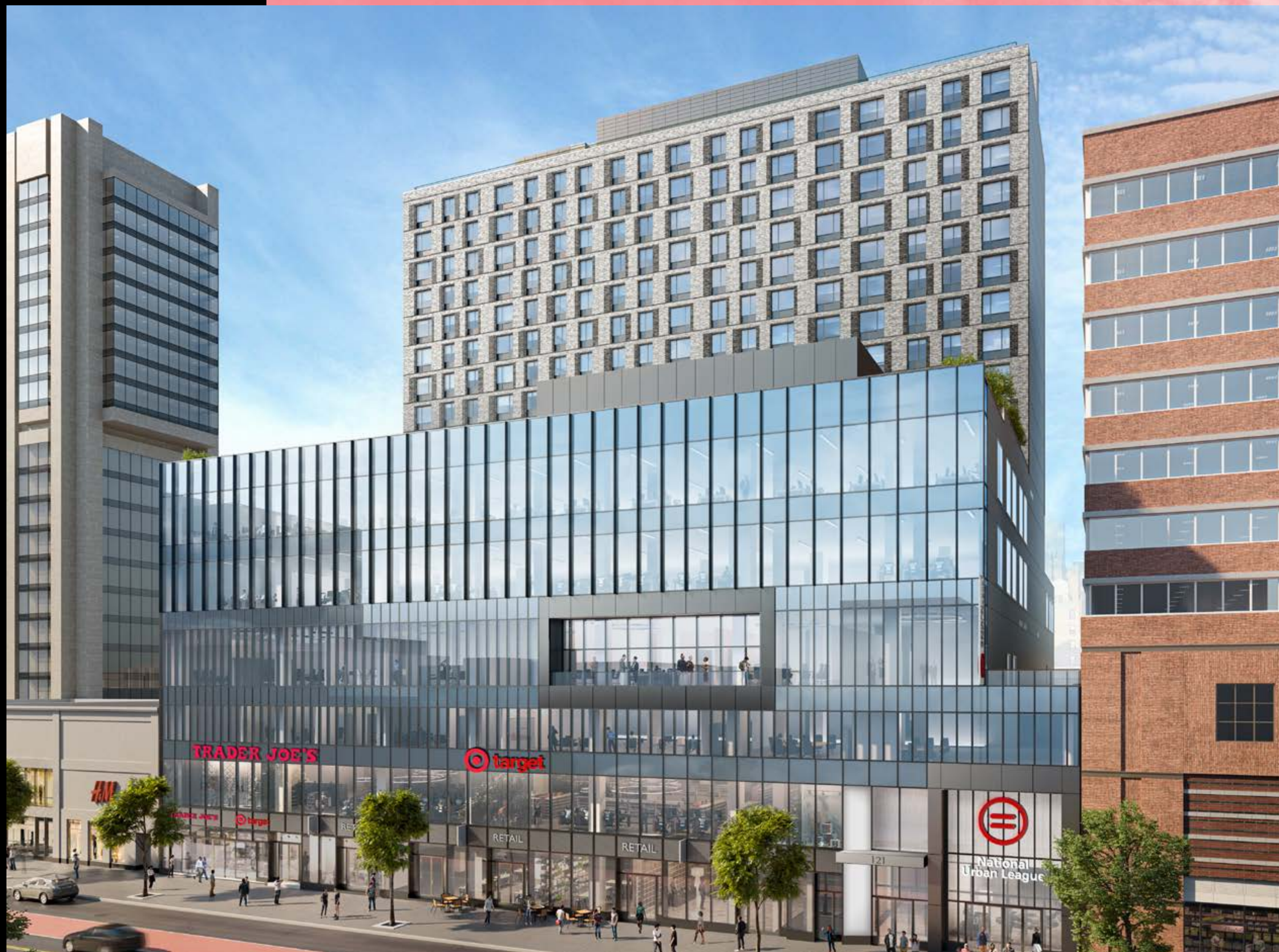
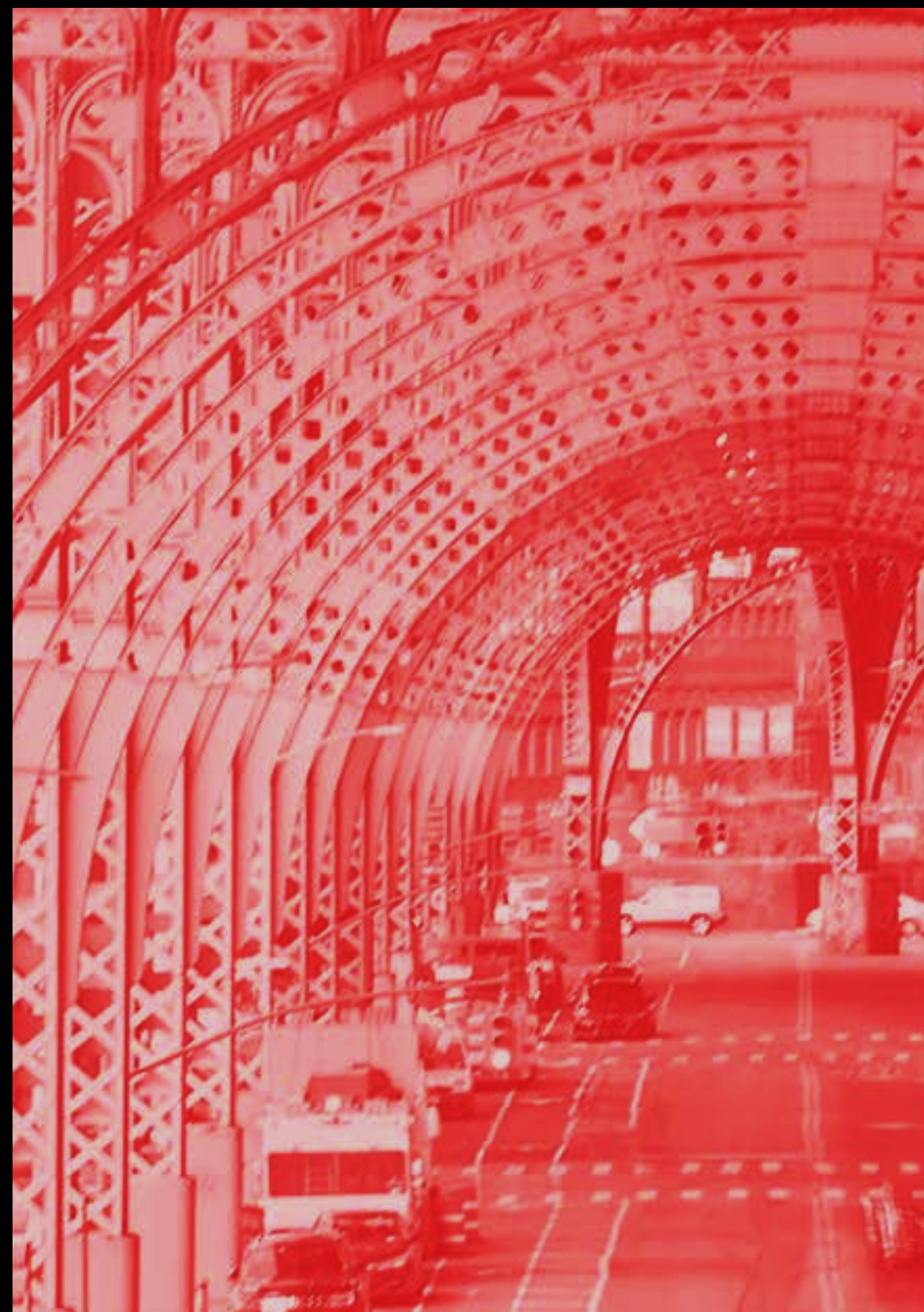


121W 125TH



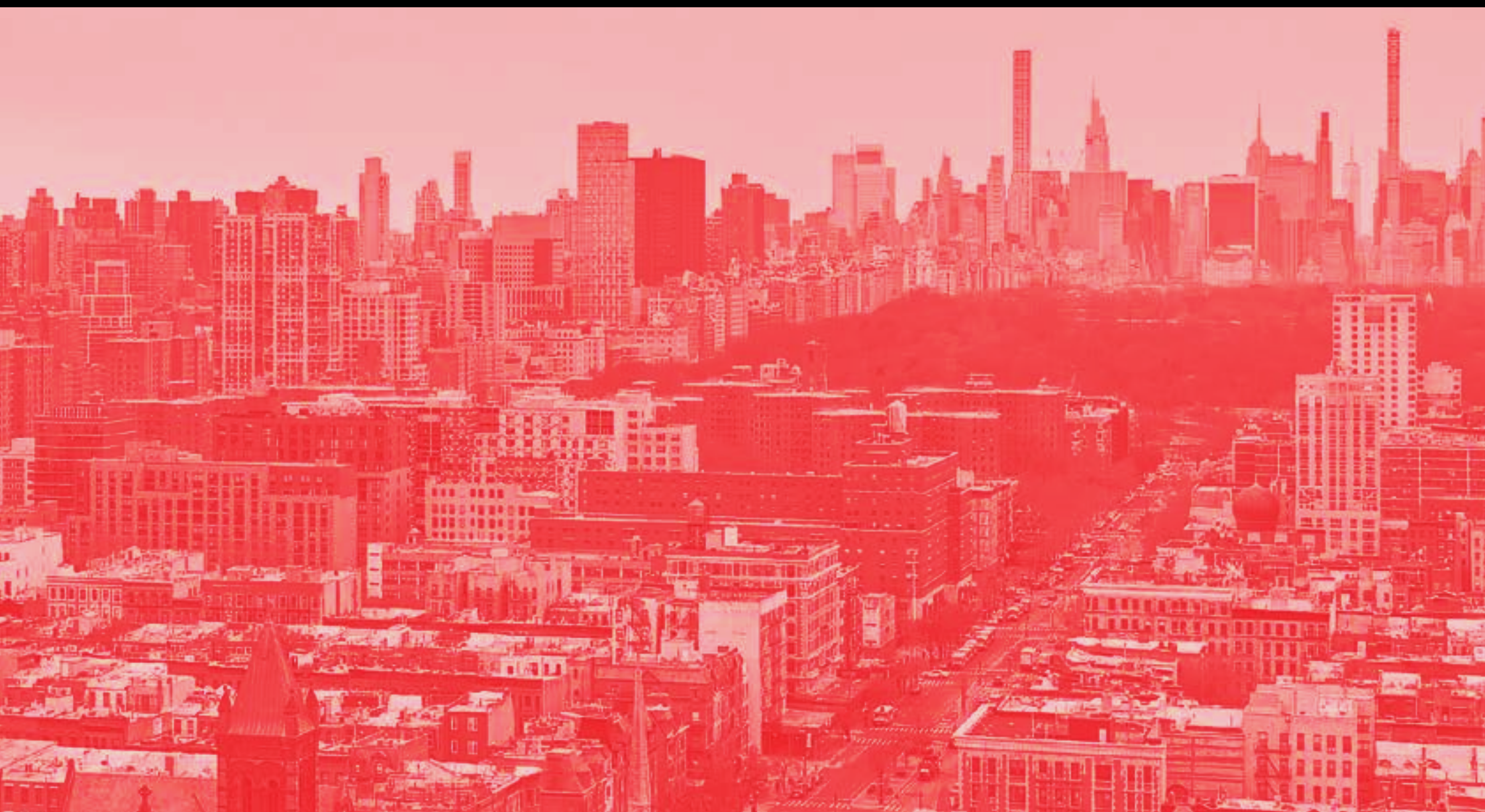
BRING YOUR PASSION *to* HARLEM

Every facet of your work day comes alive in Central Harlem. 121 West 125th is your place to be inspired by the surrounding energy and activity — Harlem's lively atmosphere meets contemporary workspaces, an expansive terrace meets iconic views, and privacy meets neighborhood connectivity. Your path to limitless success begins at 121 West 125th.



WORK *at* HARLEM SPEED

121 West 125th was made possible after years of collaboration between those in the private and public/non-profit sectors. This development represents a significant economic development effort that brings elevated workday opportunities to the Harlem community. Welcome to Central Harlem, the beating heart of the city that positions and inspires you to be a part of something bigger.





Central Harlem stands out as New York City's most vibrant neighborhood. Here, commerce and culture collide with dazzling retail and cuisine options around every corner. The famed 125th Street is a hub for creatives and professionals to explore new possibilities, surrounded by an impressive list of respected, future-minded organizations.



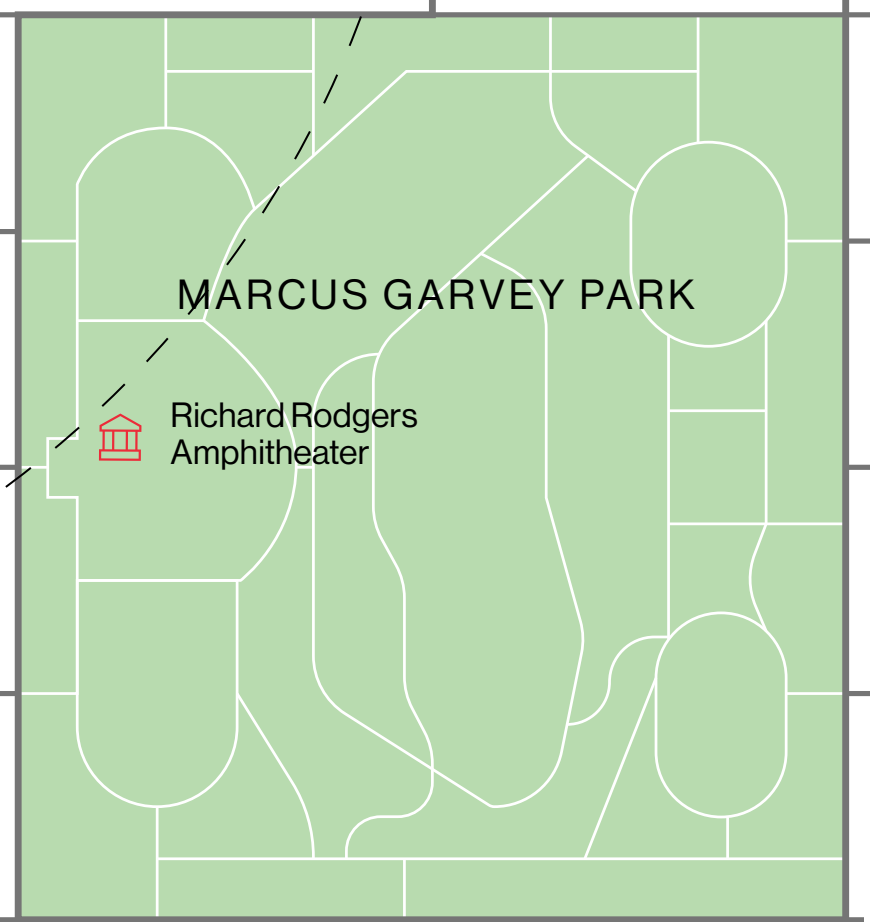
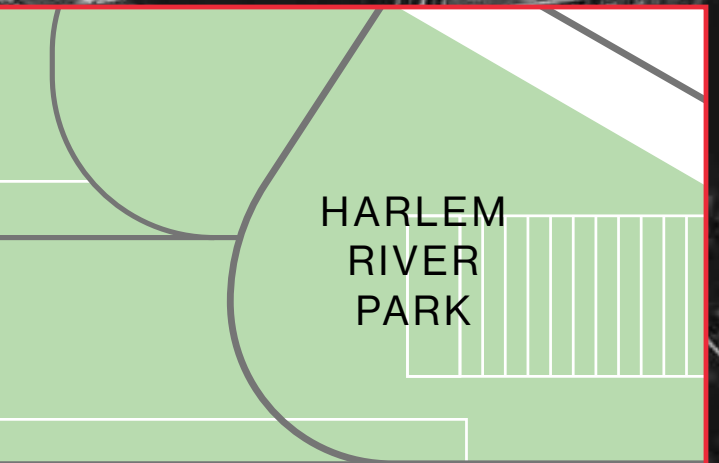
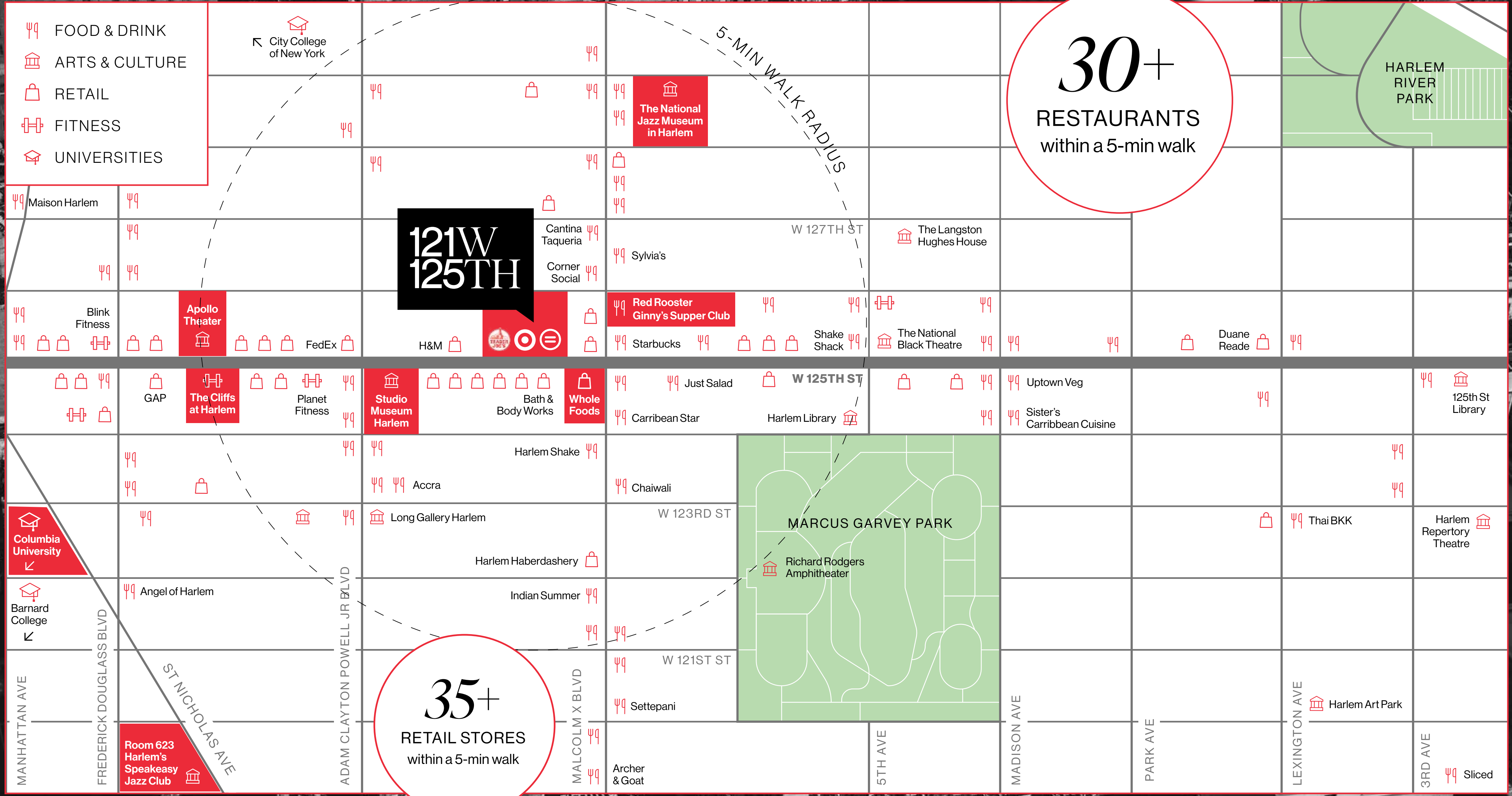
- ☺ FOOD & DRINK
- 🏛 ARTS & CULTURE
- 🛍 RETAIL
- 🏋 FITNESS
- 🎓 UNIVERSITIES

30+
RESTAURANTS
within a 5-min walk

35+
RETAIL STORES
within a 5-min walk

**121W
125TH**

5-MIN WALK RADIUS



Room 623
Harlem's
Speakeasy
Jazz Club

The National
Jazz Museum
in Harlem

The Langston
Hughes House

Red Rooster
Ginny's Supper Club

Apollo
Theater

Studio
Museum
Harlem

Whole
Foods

Columbia
University

Barnard
College

125th St
Library

Harlem
Repertory
Theatre

Harlem Art Park

Sliced

Archer
& Goat

Cantina
Taqueria

Corner
Social

Starbucks

Shake
Shack

The National
Black Theatre

Duane
Reade

Blink
Fitness

GAP

The Cliffs
at Harlem

Planet
Fitness

Studio
Museum
Harlem

Bath &
Body Works

Whole
Foods

Just Salad

Harlem Library

Uptown Veg

Sister's
Carribbean Cuisine

125th St
Library

Thai BKK

Harlem
Repertory
Theatre

Harlem Art Park

Sliced

Archer
& Goat

Cantina
Taqueria

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Library

Thai BKK

Harlem
Repertory
Theatre

Harlem Art Park

Sliced

Archer
& Goat

- CITIBIKE
- PARKING

121W 125TH

5-MIN WALK RADIUS

125 St
A·B·C·D

125 St
2·3

9 min walk
TO HARLEM-125TH STREET
METRO NORTH STATION

125 St
4·5·6·Q

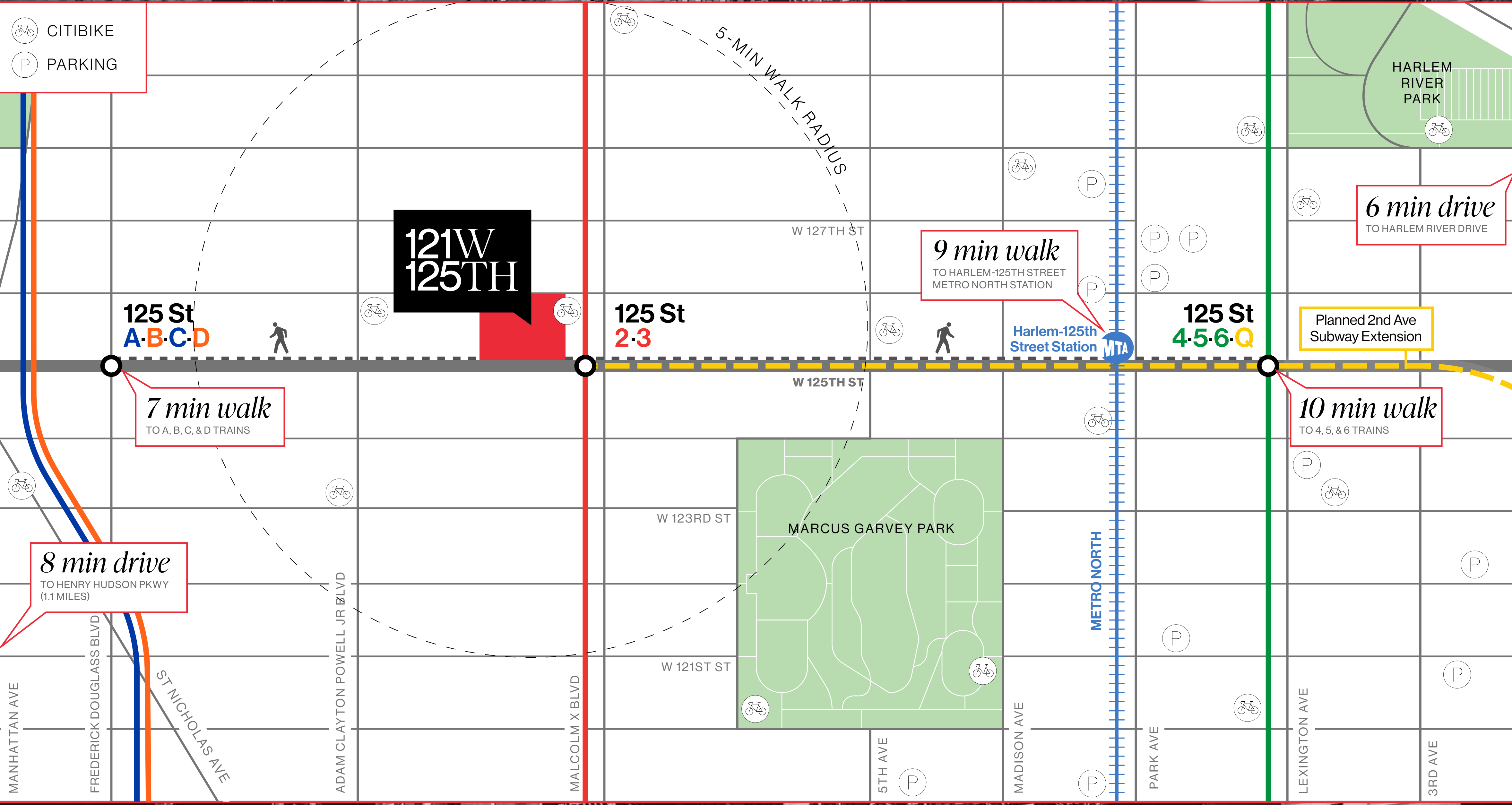
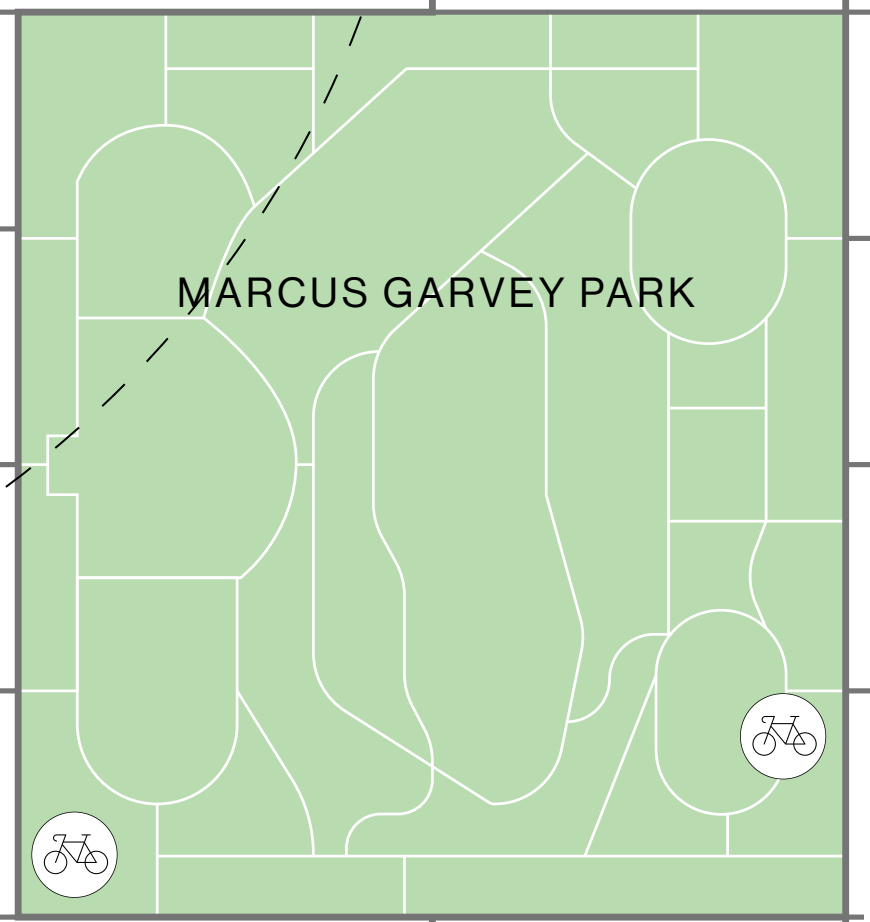
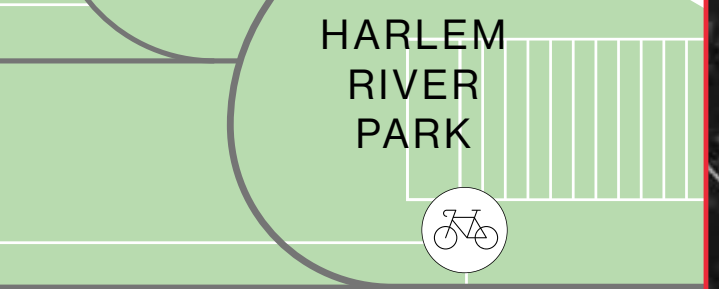
6 min drive
TO HARLEM RIVER DRIVE

7 min walk
TO A, B, C, & D TRAINS

10 min walk
TO 4, 5, & 6 TRAINS

8 min drive
TO HENRY HUDSON PKWY
(1.1 MILES)

Planned 2nd Ave
Subway Extension



MAXIMIZE *your* WORKDAY



HQ Opportunity

- 90,000 SF Unprecedented Class A Office
- Private Lobby Entrance with Dedicated Elevators
- 7,500 SF Terrace
- Expansive Floor Plates with Open Layouts
- Prominent Location in Harlem's Commercial Corridor
- Floor-to-Ceiling Windows
- Unobstructed Manhattan Views
- 14' - 16' Ceilings





On-Site Retail

- 90,000 SF of Best-in-Class Retail
- Committed Tenants Include: Target, Trader Joe's, Pandora, Sephora

Change-Making Neighbors

- National Urban League Headquarters
- The Urban Civil Rights Museum
- Schomburg Center for Research in Black Culture
- The Studio Museum in Harlem

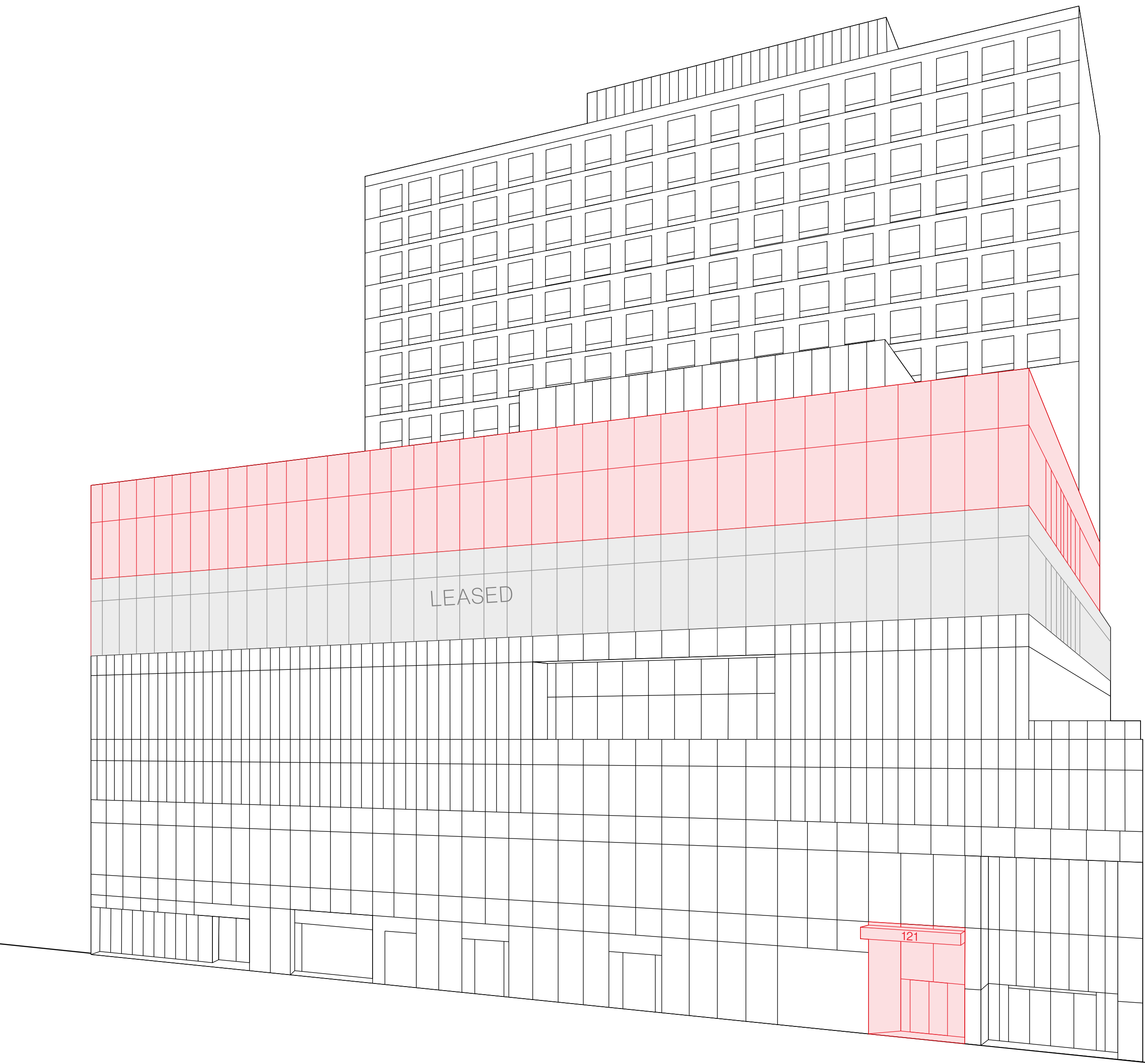




Office Lobby Rendering

Interior Rendering





DESIGNED *for* HIGH IMPACT

- 11
- 10
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1

Private Lobby
Entrance
with Dedicated Elevators

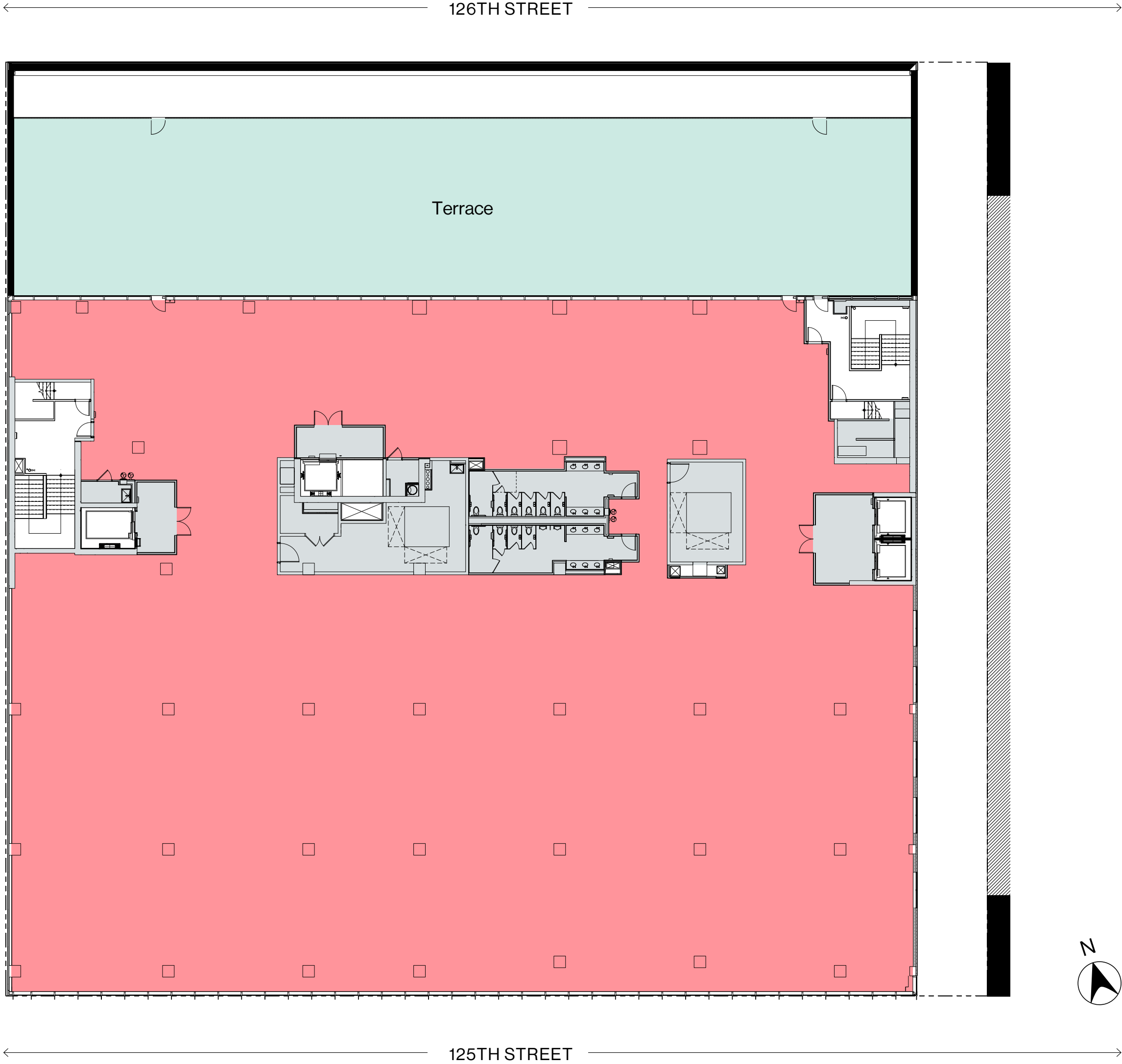
38,000 SF
Available on 6th Floor

7,500 SF
6th Floor Terrace

6TH FLOOR

38,000 SF

- Full Floor Open Layouts
- 7,500 SF Terrace
- 14' - 16' Ceilings
- Floor-to-Ceiling Windows
- Unobstructed Views

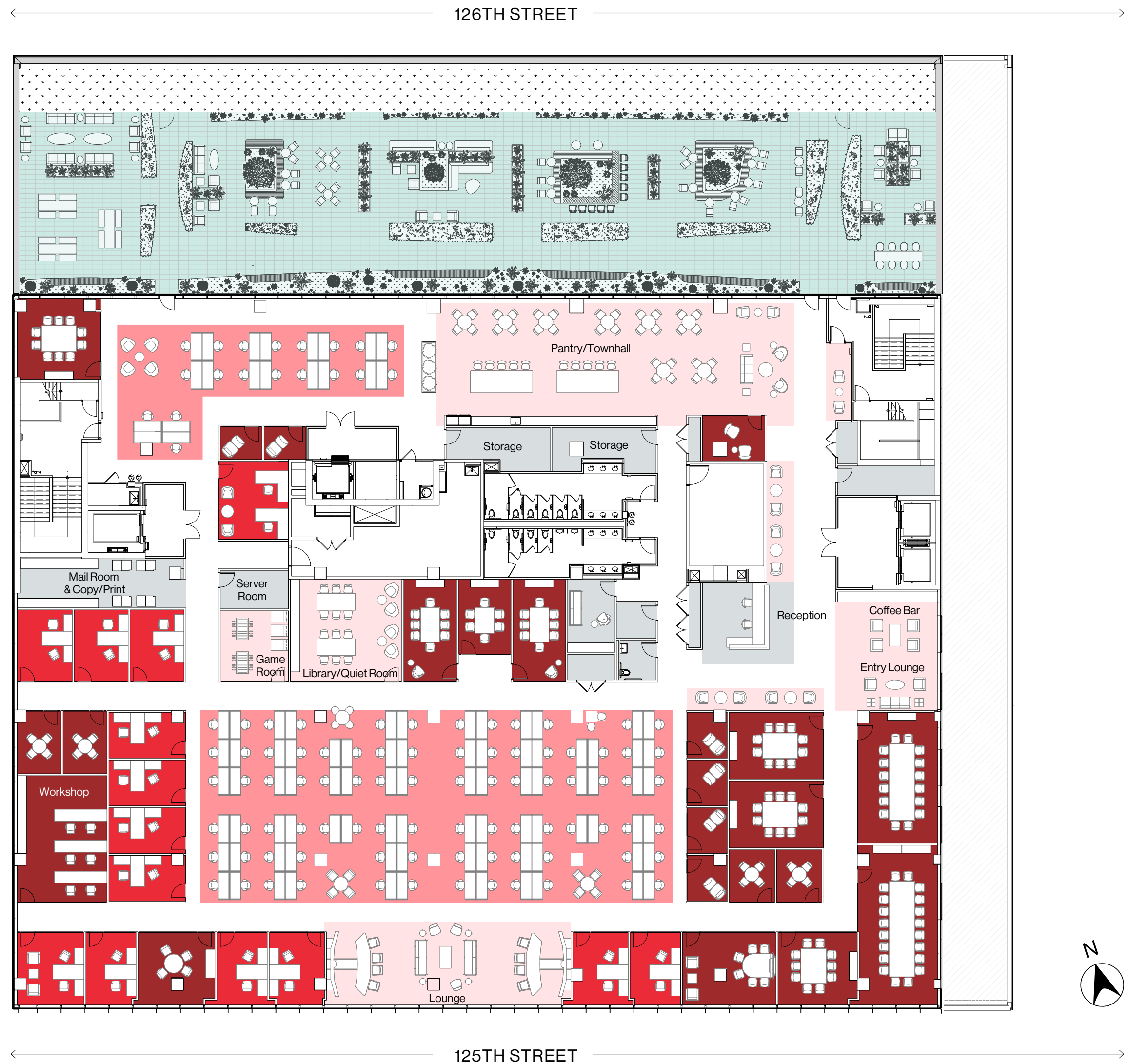


6TH FLOOR

38,000 SF

Full Floor

OFFICES	QTY	COLLABORATION	QTY	AMENITIES	QTY
Executive Office	1	Conference Rooms	14	Pantry/Coffee Bar	2
Private Office	12	Phone Room	7	Lounge	2
Shared Office (6-Ppl)	1	Media Room	1	Library/Quiet Room	1
				Workshop	1
				Game Room	1
WORKSTATIONS	QTY	SUPPORT & STORAGE	QTY	TOTAL	QTY
Benching (72" x 30")	103	Reception (2-Ppl)	1	Head Count	119
		Mail Room & Copy/Print	1		
		Storage	9		
		Wellness Room	1		
		ADA Restroom	1		



6TH FLOOR

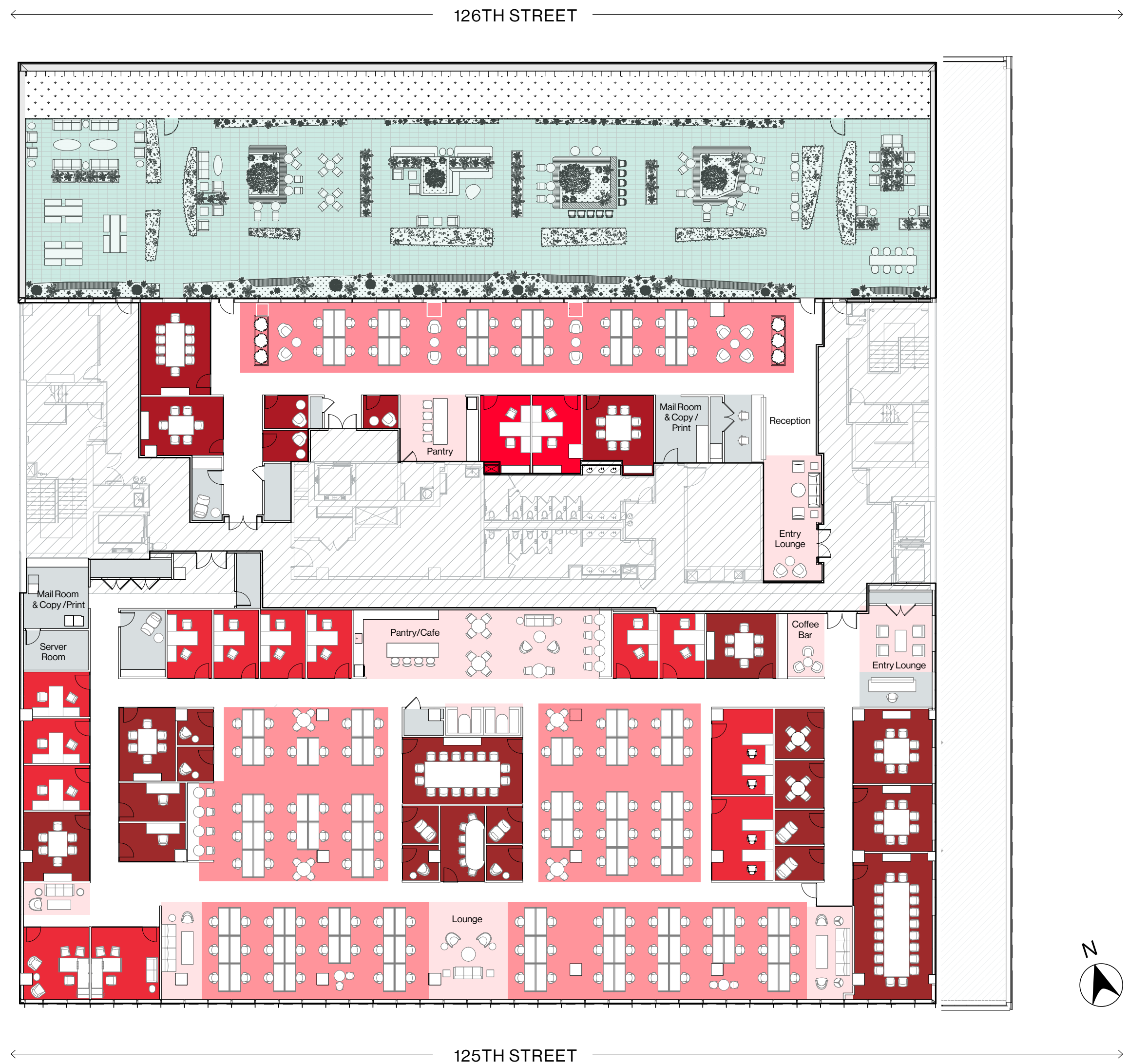
38,000 SF

North Tenant

OFFICES	QTY	COLLABORATION	QTY	SUPPORT & STORAGE	QTY
Private Office	2	Conference Rooms	3	Reception	1
		Phone Room	3	Mail Room & Copy/Print	1
				Storage	3
				Wellness Room	1
WORKSTATIONS	QTY	AMENITIES	QTY		
Benching (72" x 30")	24	Pantry	1		
		Lounge	1		
TOTAL	QTY				
Head Count	27				

South Tenant

OFFICES	QTY	COLLABORATION	QTY	SUPPORT & STORAGE	QTY
Executive Office	2	Conference Rooms	9	Reception	1
Private Office	9	Phone Room	10	Mail Room & Copy/Print	1
Shared Office	2	Media Room	1	Storage	5
				Wellness Room	1
WORKSTATIONS	QTY	AMENITIES	QTY	TOTAL	QTY
Benching (72" x 30")	102	Pantry/Coffee Bar	2	Head Count	85
		Lounge	2		



Interior Rendering





Terrace Rendering

YOUR *standout* TEAM



As a fully integrated owner, operator, and developer of commercial and residential real estate, Taconic has acquired, developed, redeveloped, and repositioned over 12 million square feet of office, mixed-use, and retail space and more than 6,500 residential units with a focus in New York City.

taconicpartners.com



A New York based real estate firm with over 2.4 million square feet of completed real estate projects, 1.6 million square feet currently under construction, and 7.0 million square feet in the pipeline.

brpcompanies.com



At L+M Development Partners, working together to build stronger communities is our mission. Our “double bottom line” philosophy means that we measure success not only in financial returns but also by the positive impacts we make in the communities we serve.

lmdevpartners.com



The Prusik Group focuses on the development and repositioning of retail real estate assets throughout the Tri-State area. Through the development and repositioning of more than 3.0 million SF of retail, office, and residential projects, the founders have established and continue to foster excellent relationships across the industry and throughout the communities with which they have worked.

prusikgroup.com

for LEASING

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