

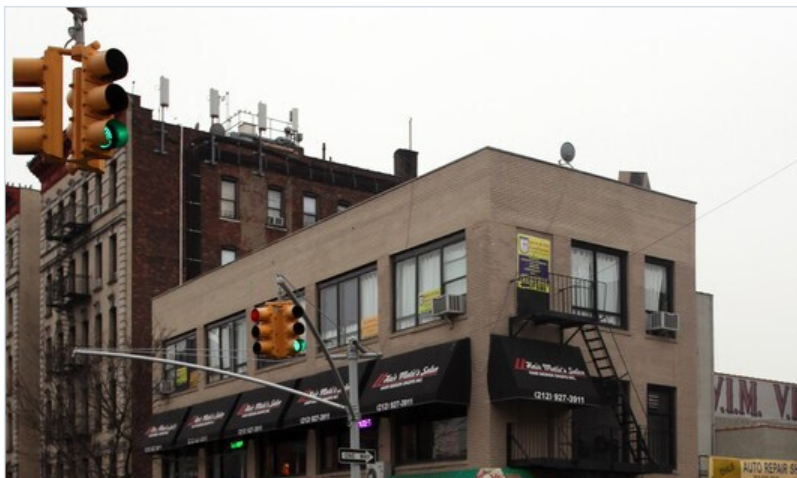
**FOR LEASE**

330-334 AUDUBON AVENUE

\$4,200 / MO

Third Floor · Washington Heights, New York, NY 10033

\$28.80 / SF / YR · 1,750 SF · Available Now

**330-334 AUDUBON AVE — CORNER BUILDING****SHOWROOM CONCEPT*****OFFICE CONCEPT*****STUDIO CONCEPT*****EXISTING SPACE — AS-IS**

THE OPPORTUNITY

Available for immediate occupancy is 330 Audubon Ave 3rd Floor vacant space. This space was previously a dance studio, and is suitable for fitness studios (Pilates, yoga, barre, dance), medical, office, co-working, retail, and wellness uses.

HIGHLIGHTS

- Heavy foot traffic
- 1,750 SF
- 3rd floor
- 8' ceilings
- 2 bathrooms
- Emergency exit
- Electric & water included
- Corner building
- Near NewYork-Presbyterian / Columbia campus

LOCATION OVERVIEW

This space is located in the Washington Heights section of Manhattan. Surrounded in a busy retail, food business area, pharmacies, labs, and doctors.

TRANSPORTATION

Subway A · C at 181 St | A at 175 St | 1 at 181 St**Bus** M3 · M5 · M98 · M100 · M101 · Bx7**Drive** Minutes to the George Washington Bridge and Henry Hudson Pkwy

IN THE BUILDING

Bon Bon Juice Bar & Grill · Venice Beauty Salon · Universal Multi Service · Ms. Rose Jewelry · Elaf · Maleta

SPACE DETAILS

FLOOR	3rd Floor — Entire
SIZE	1,750 SF
ASKING RENT	\$4,200 / MO
RATE	\$28.80 / SF / YR
ANNUAL BASE	\$50,400 / YR
LEASE TYPE	Modified Gross
TERM	Negotiable
OCCUPANCY	Immediate
USES	Retail / Office / Medical

BUILDING DETAILS

YEAR BUILT	1927
STORIES	3
GROSS LEASABLE AREA	5,350 SF
UNITS	8
BUILDING CLASS	K4 — Retail w/ Other
NEIGHBORHOOD	Washington Heights

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* Virtual staging renders — illustrative only

Listing & building data: loopnet.com/Listing/330-334-Audubon-Ave-New-York-NY/40691673 · streeteasy.com/building/330-audubon-avenue-new_york

All information is from sources deemed reliable but is not guaranteed and is subject to change, prior lease, or withdrawal without notice. Tenant to verify all dimensions, measurements, zoning, and permitted uses. Photographs marked "concept" are virtual staging renders and do not depict existing improvements.