

Media Release

**For Immediate Release
March 5, 2019**

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**Avison Young Tri-State Investment Sales group awarded assignment to market
286 Lenox Avenue**

New York City – The Tri-State Investment Sales group for Avison Young has been engaged as the exclusive agent for the sale of **286 Lenox Avenue, a newly-constructed four-story office and retail property in Harlem**. The asking price for the property is **\$14,500,000**.

The property, which is located on Lenox Avenue between West 124th and 125th street, offers nearly 44 feet of frontage. The fully occupied property includes Wells Fargo on the ground floor and cellar, Child Mind Institute on the second floor and Visiting Nurses on the third and fourth floors. All tenants have signed 10-year leases and the property will be delivered fully occupied.

The 286 Lenox Avenue property is being marketed by members of Avison Young's team comprised of **James Nelson, Principal and Head of Tri-State Investment Sales, Asher Wenig, Senior Director of Net Lease Sales, Brent Glodowski, Director, Willis Fries, Associate Director, David Lawrence, Associate and Carter Lovejoy, Associate**.

"We're offering prospective buyers a fully leased, turn-key office building positioned on a prime Harlem thoroughfare with growing pedestrian traffic year-over-year," said **Nelson**. "Its Central Harlem location and affordable taxes as part of the city's ICAP abatement program make this newly-constructed building an excellent investment. We expect 286 Lenox Avenue to appeal to numerous buyers as we embark on our thorough marketing strategy. Harlem's 125th Street area has also become the center of the neighborhood's incredible retail transformation. Home to major institutions, such as the Apollo Theater, this corridor has welcomed major national brands including Whole Foods, H&M, American Eagle, Burlington and Bath & Body works, with other brands such as Macy's expected to arrive soon."

The building is also located on the block for the 2/3 train subway station.

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For additional information/comment/photos:

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