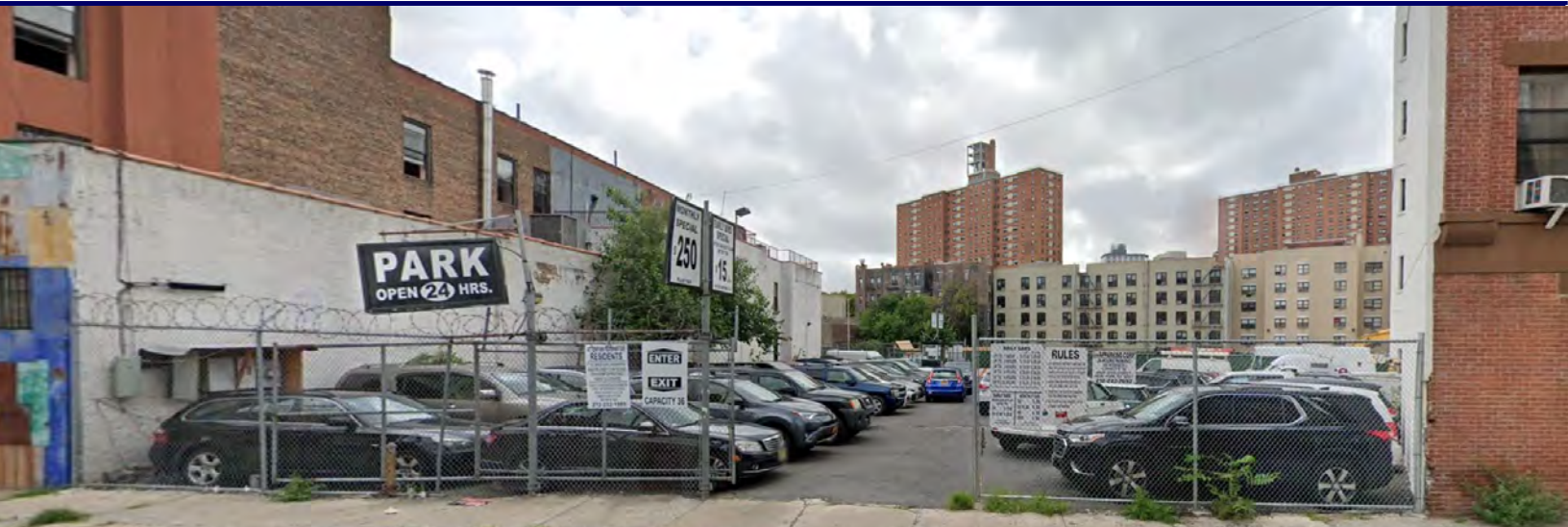


PRIME DEVELOPMENT SITE/LAND FOR GROUND LEASE
423 W 126th St, West Harlem
New York, NY 10027



We are thrilled to announce that Harvest International has been hired to market this subject property for Ground Lease Opportunity!

ADDRESS

423 West 126th Street, New York, NY 10027

LOCATION

North side of West 126th Street between Morningside and Amsterdam Ave., Manhattanville Section of West Harlem

BLOCK / LOTS:

1967 09, 10, 12

LOT DIMENSIONS:

28.17 FT x 75 FT (Irregular)

28.17 FT x 104.58 FT (Irregular)

56.33 FT X 130.58 FT (Slightly Irregular)

TOTAL LOT SIZE

9,355± SF (0.21 Acres)

ZONING

M1-5/R7-2,MX-15 (Special Mixed Use District)

FLOOR AREA RATIO (FAR)

Residential: 3.44 (32,181± BSF)

Commercial: 5 (46,775± BSF)

Facility: 6.5 (60,808± BSF)

PROPERTY TAX

\$53,717.60 / YEAR

DESCRIPTION AND HIGHLIGHTS:

- Currently a parking lot ripe for development
- Long term lease available
- Two streets access and good frontage, 112 feet on West 126 Street and 62 feet on West 127 Street
- Flexible zoning allowing residential, commercial and community facility, up to 60,808 buildable square feet
- Located in the rapidly developing Harlem neighborhood: Across street from The Taystee Lab Building, close to Columbia University's Manhattanville Expansion Campus and Janus Property Group's brand new Manhattanville Factory District Development
- In Opportunity Zone
- Convenient Transportation: Subway Lines [A](#) [B](#) [C](#) [D](#) [1](#) [2](#) [3](#)
- Close proximity to Westside Highway, George Washington Bridge and Harlem River Drive

ASKING PRICE: UPON REQUEST

For further information, kindly contact exclusive agents:

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Demographic Data	1-Mile	3-Mile	5-Mile
2020 Total Population	195,436	1,213,513	2,554,229
2020 Total Households	77,781	497,388	1,048,508
Average Household Income	\$48,515	\$57,067	\$60,410
Median Home Value	\$926,460	\$777,265	\$750,333
Average Age	38	39	38

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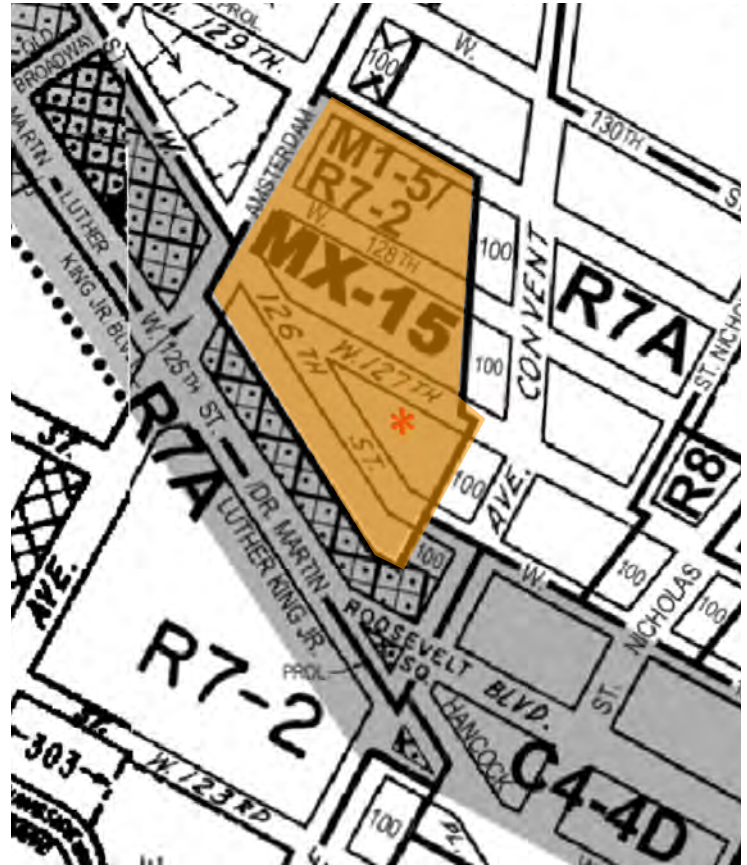
WEST HARLEM REZONING TABLE

- Zoning Reference Chart

* Zoning map amendment to rezone four blocks between 126th to 129th Streets, bounded by Amsterdam and Convert Avenue.

* Zoning test amendment to establish Special MX District - MX 15 and to require street wall controls

ZONING DISTRICT	M1-1	M1-5 / R7-2
USE GROUPS ALLOWED	4-14, 16, 17	1-14, 16, 17
MAX. RESIDENTIAL FAR	X	3.44
MAX. COMMERCIAL FAR	1.0	5.0
MAX. COMMUNITY FACILITY FAR	2.4	6.5
BASE HEIGHT (MIN. TO MAX.)	None required	60'-85'
MAX. BUILDING HEIGHT	No limit**	135' 175' through 'penthouse rule' option
PARKING	Varies	50%



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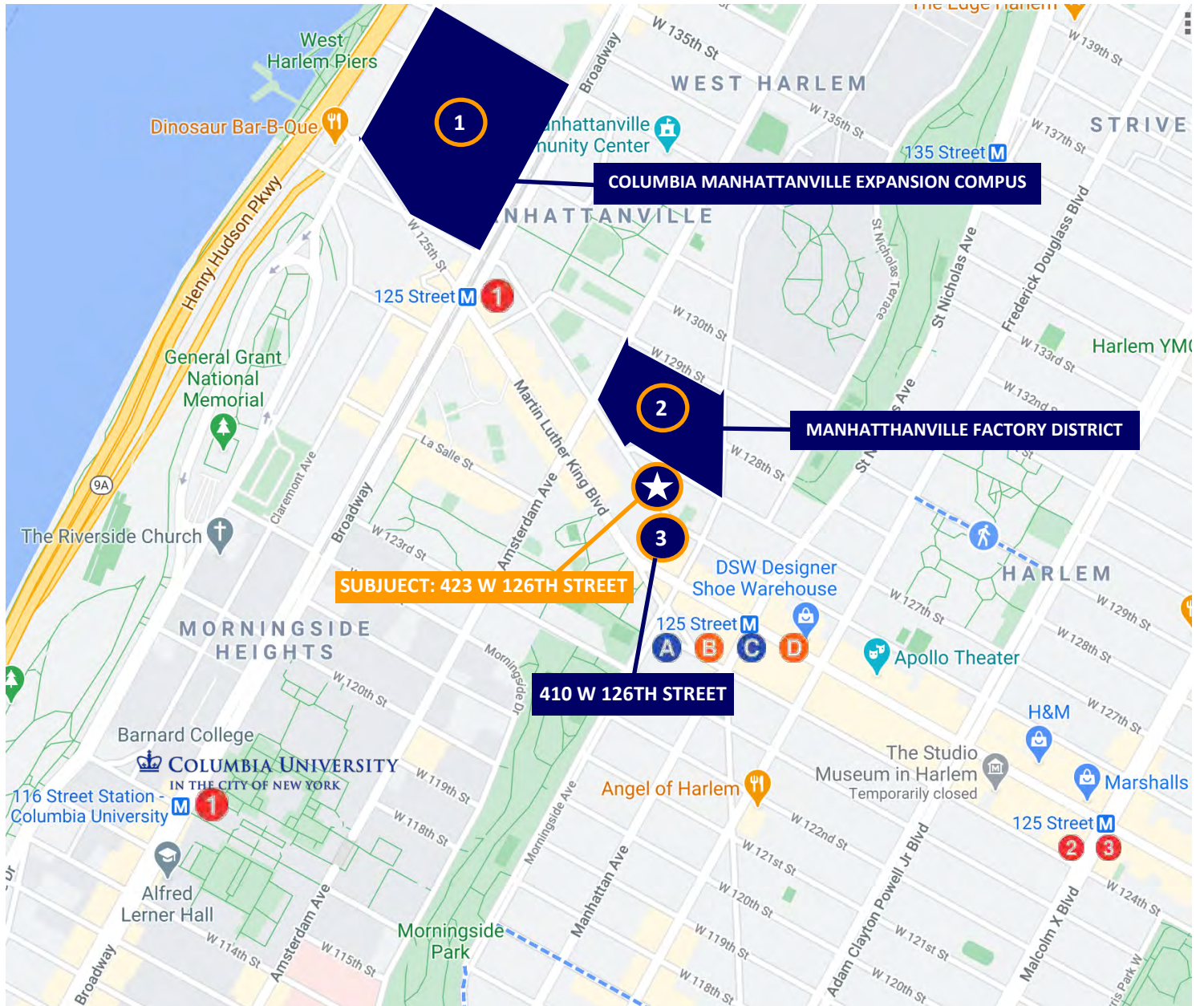
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MAJOR DEVELOPMENTS IN THE NEIGHBOHOOD



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MAJOR DEVELOPMENTS IN THE NEIGHBOHOOD

1

COLUMBIA MANHATTANVILLE EXPANSION COMPUS



University Forum

Location: Corner of 125th Street and Broadway

Completion: 2018



Columbia Business School

Location: North side of 130th St between Riverside Drive and Broadway

Completion: Opening 2021

Building Size: 492,000± SF



Jerome L. Greene Science Center

Location: West of Broadway Between 129th St and 130th St

Completion: 2017

Building Size: 450,000± SF



600 West 125th Street

Location: Southwest corner of Broadway and West 125th St

Completion: Planning in Progress

Building Size: 175,044± SF



Lenfest Center for The Arts

Location: North of 129th St between Riverside Drive and Broadway

Completion: 2017

Building Size: 550,000± SF

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MAJOR DEVELOPMENTS IN THE NEIGHBOHOOD

2

MANHATTANVILLE FACTORY DISTRICT



The Taystee Building

Location: West 126th St
between Am-
sterdam Ave and
Morningside Ave

Building Size: 340,000± SF



The Malt House

Location: West 126th St
between Amster-
dam Ave and Con-
vert Ave

Building Size: 185,000± SF



The Sweets Building

Location: West 127th Street
between Amster-
dam Ave and Con-
vert Ave

Building Size: 50,000± SF



The Milk Building

Location: Corner of 128th St
and Amsterdam
Ave

Building Size: 150,000± SF

3

410 West 126th Street



410 West 126th Street

Location: West 126th Street between Amsterdam
and Morningside Avenue

Building Size: 167,744± SF mixed-use development
containing a hotel, apartments and
community facility spaces

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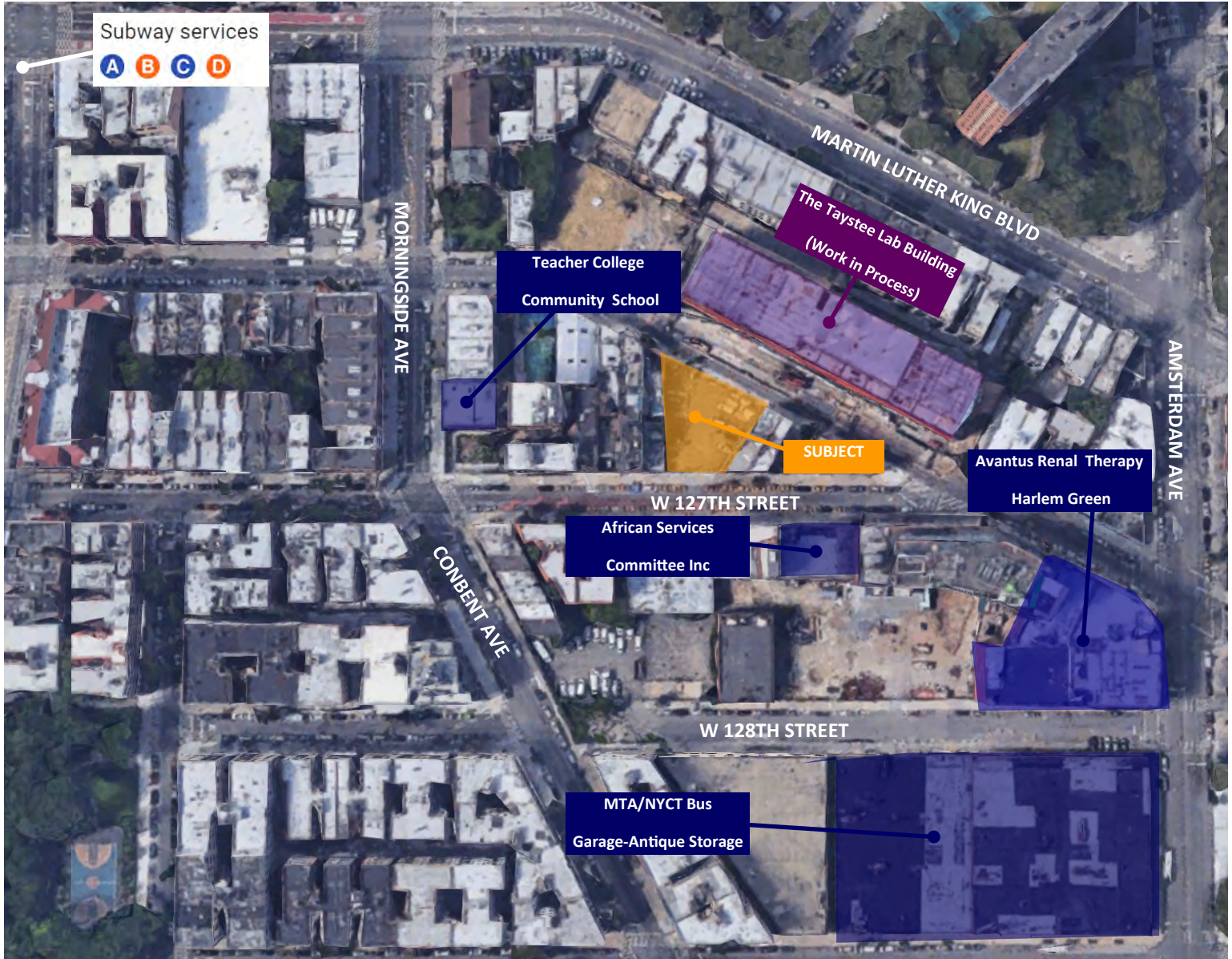
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NEIGHBOORHOOD MAP



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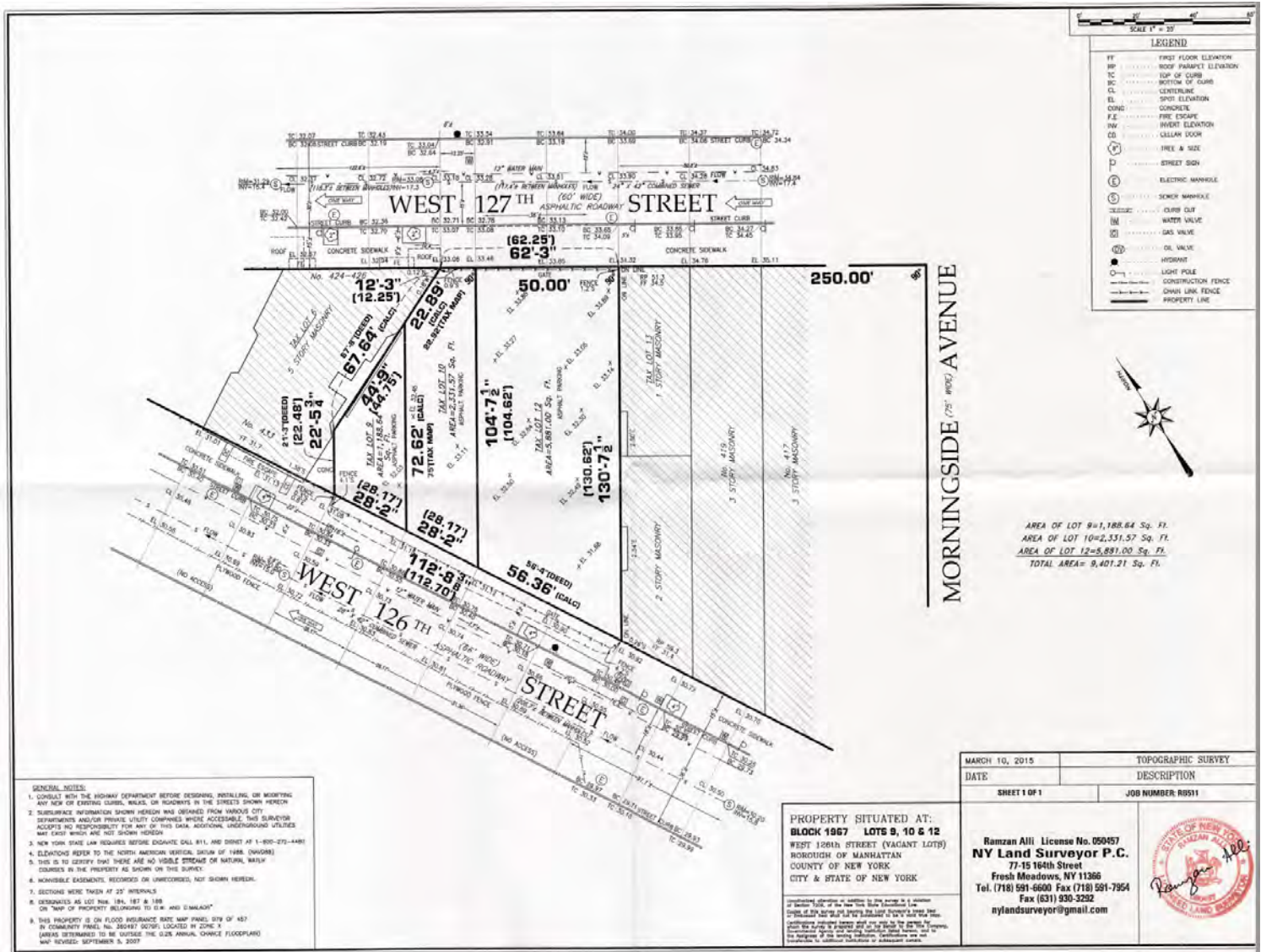
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SURVEY



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