

801 Co-op City Blvd

Bronx, New York

Proposed Development - 48,644 SF

Prime Office and Medical Space for Lease



Rendering

SIMONE[®]
DEVELOPMENT COMPANIES

Josh Gopan
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Available 2023

Information contained herein subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing, including the withdrawal without notice.



801 Co-op City Blvd.

Bronx, New York

OFFICE AND MEDICAL SPACE

48,644 SF

6 Story Building

PRIME OFFICE AND MEDICAL SPACE FOR LEASE

Space Available

Floor 1 (Ground Floor/Lobby):	1,174.85 SF	Floor 4:	15,633.53 SF
Floor 2: (Lobby/Parking):	390.72 SF	Floor 5:	15,633.53 SF
Floor 3: (Lobby/Parking):	390.72 SF	Floor 6:	15,420.67 SF

Existing Property Features

- + 4 per 1,000 Parking
- + Zoned Office and Medical Space
- + Build to Suit
- + Walk to Subway

- + Excellent Access to I-95
- + Centrally Located Within Co-op City
- + **Price upon request**
- + **Availability 2023**

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Siteplan & Highlights

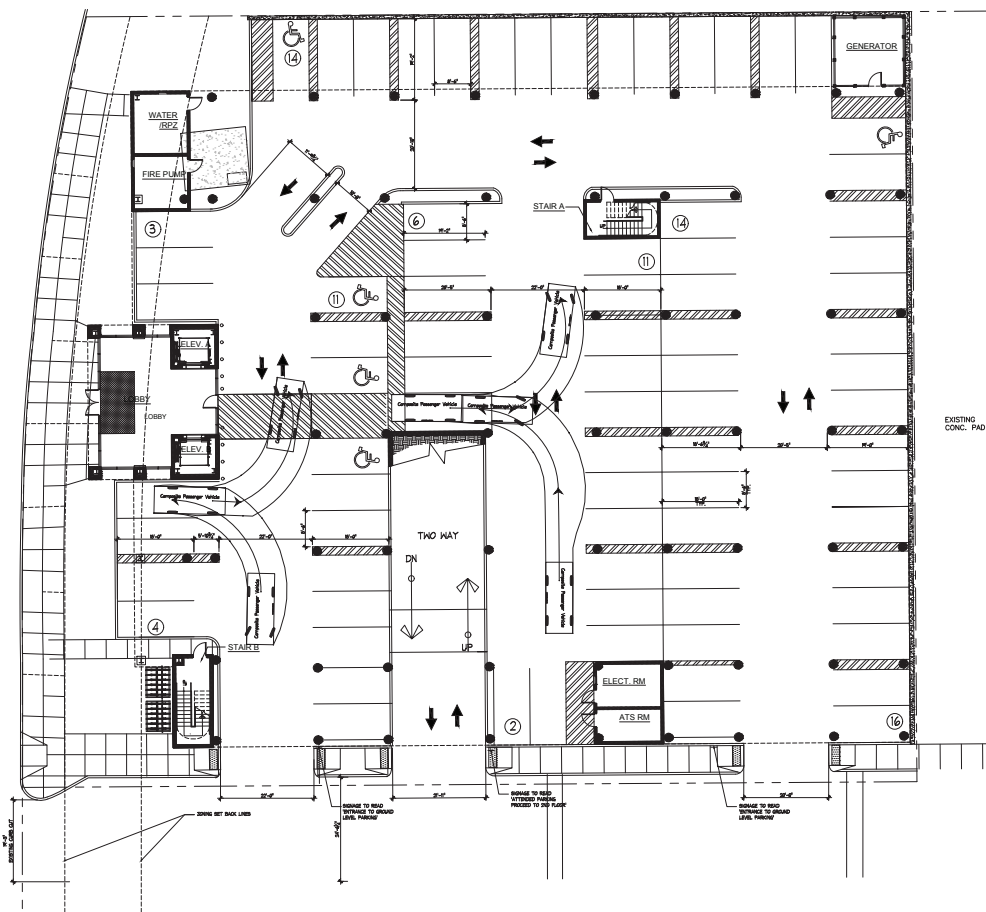
801 Co-op City Blvd., Bronx, New York

OFFICE AND MEDICAL SPACE

48,644 SF

6 Story Building

Floor 1 - 1,174.85 SF



Property Highlights

- + Floor 1: 1,174.85 SF
- Floor 2: 390.72 SF
- Floor 3: 390.72 SF
- Floor 4: 15,633.53 SF
- Floor 5: 15,633.53 SF
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- Combined: 48,644 SF**
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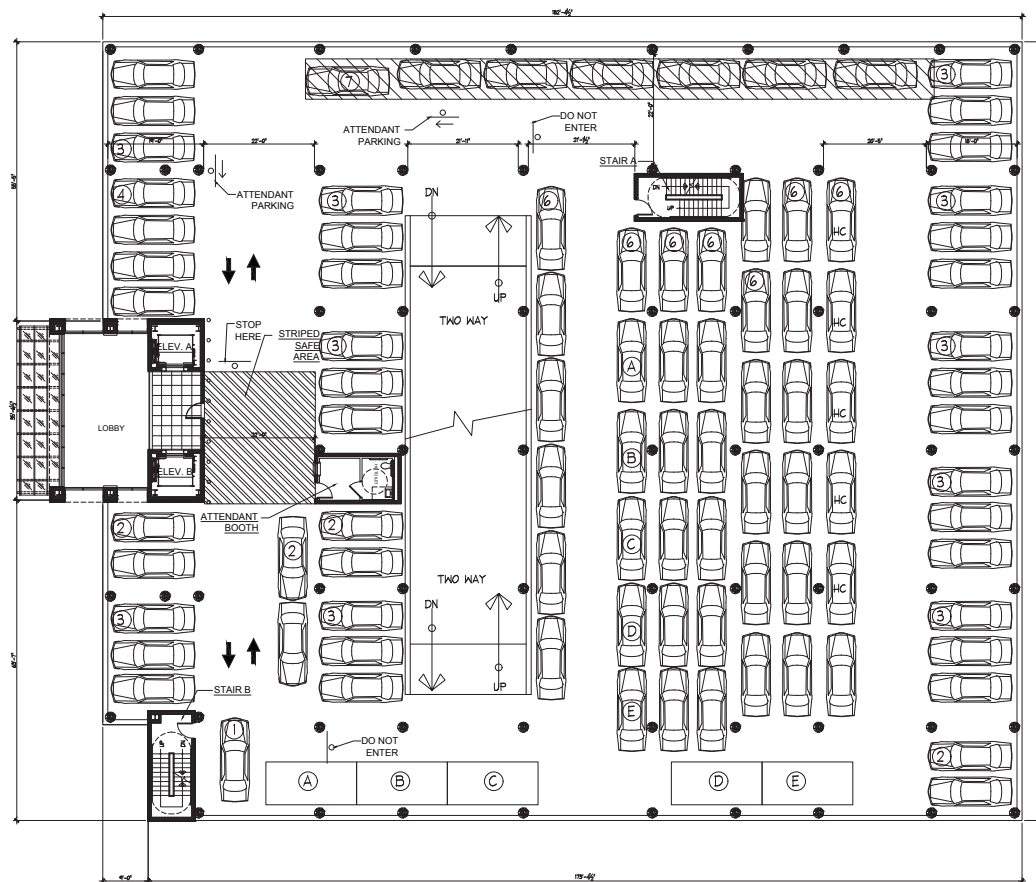
801 Co-op City Blvd., Bronx, New York

OFFICE AND MEDICAL SPACE

48,644 SF

6 Story Building

Floor 2 - 390.72 SF



Property Highlights

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- + Floor 5: 15,633.53 SF
- + Floor 6: 15,420.67 SF
- + **Combined: 48,644 SF**

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- + Zoned Office and Medical Space

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Siteplan & Highlights

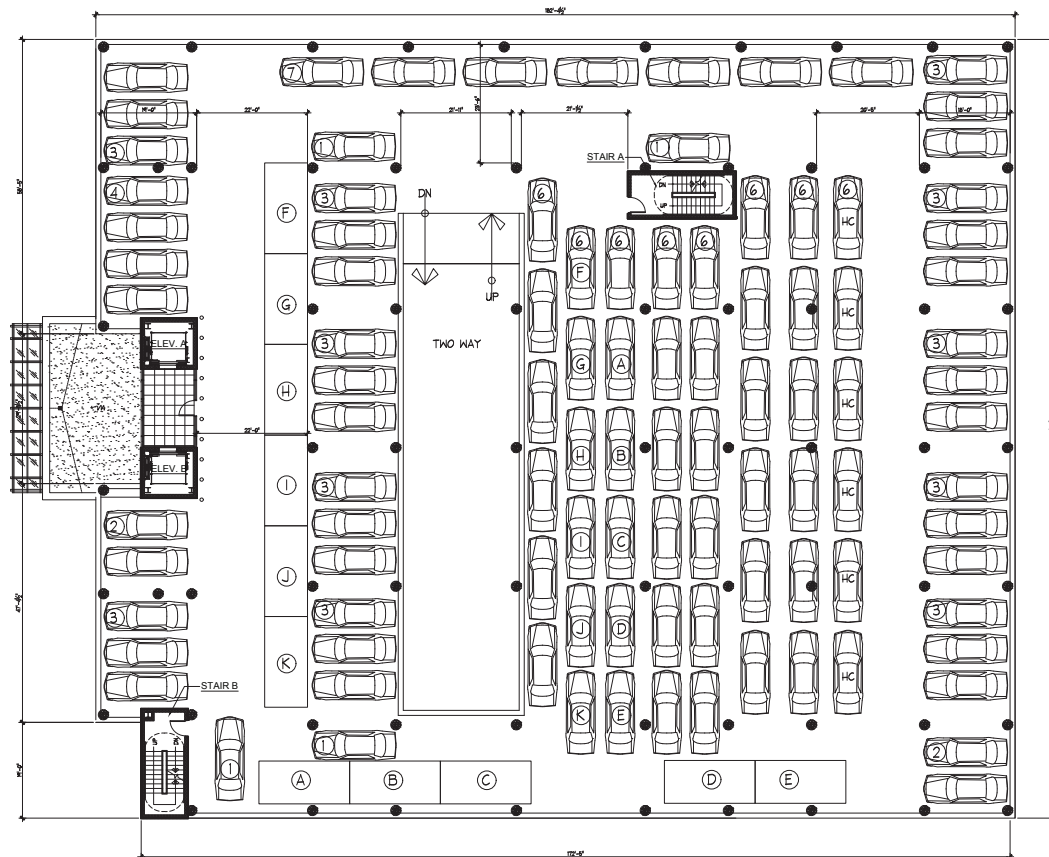
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OFFICE AND MEDICAL SPACE

48,644 SF

6 Story Building

Floor 3 - 390.72 SF



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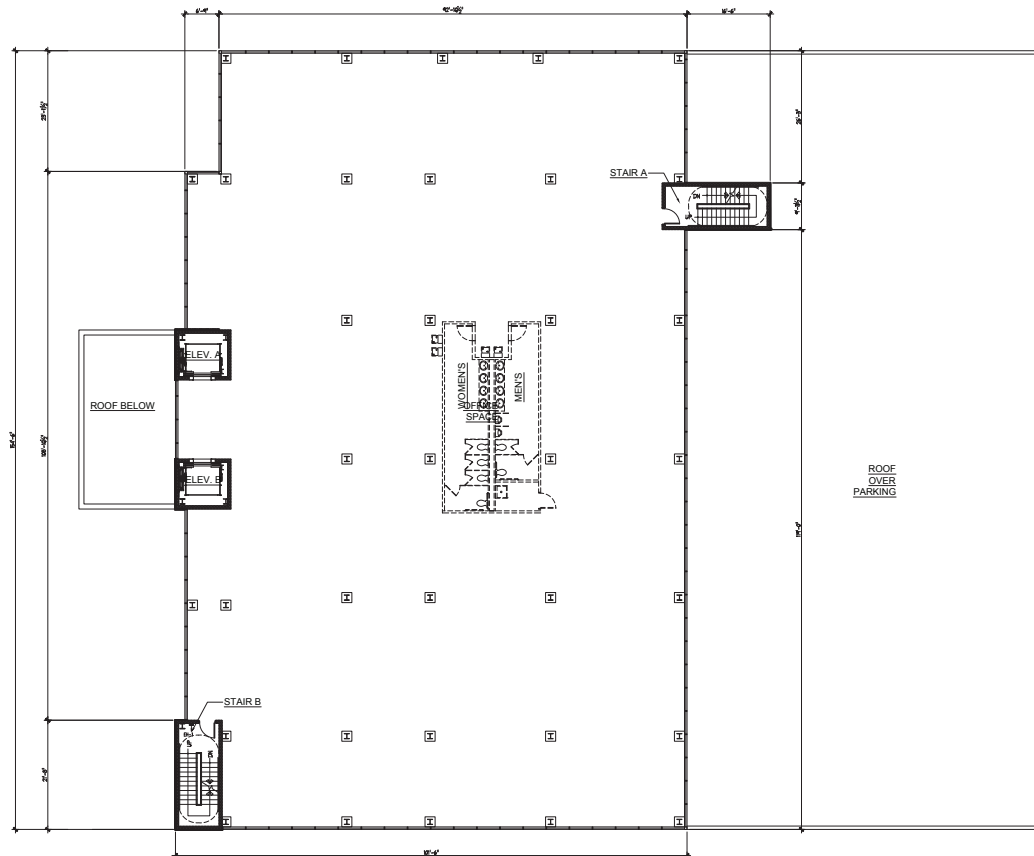
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OFFICE AND MEDICAL SPACE

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6 Story Building

Floor 4 - 15,633.53 SF



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Siteplan & Highlights

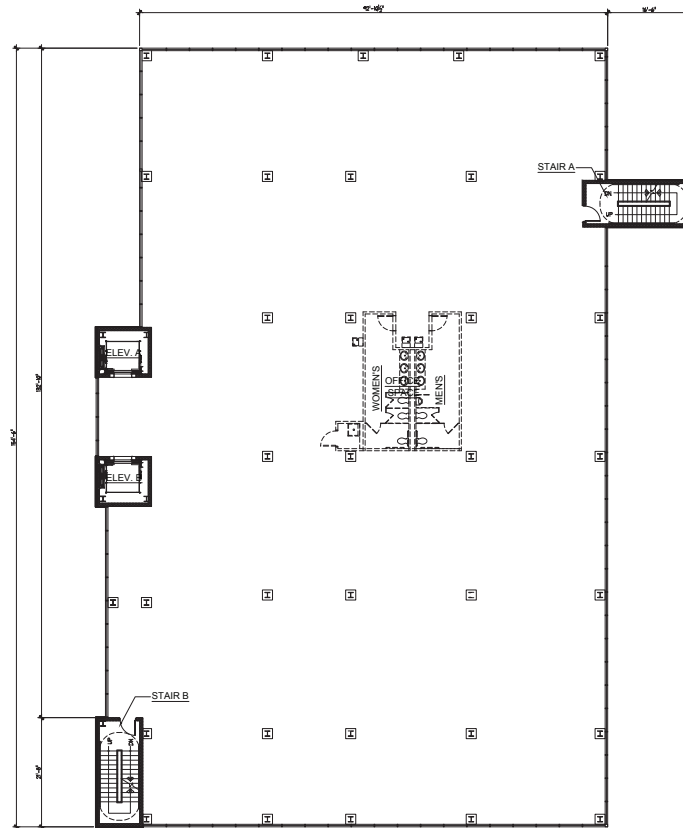
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OFFICE AND MEDICAL SPACE

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6 Story Building

Floor 5 - 15,633.53 SF



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Siteplan & Highlights

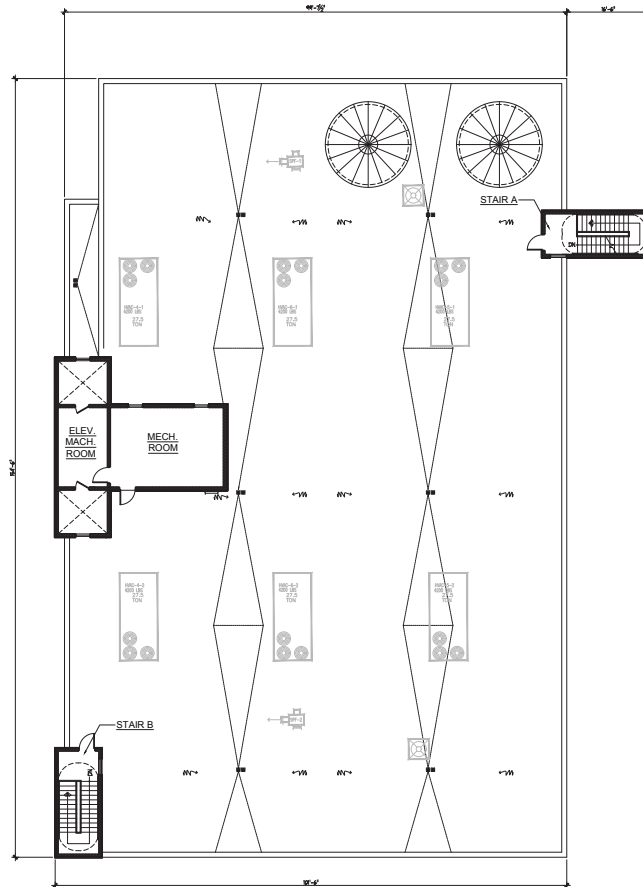
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Floor 5 - 15,420.67 SF



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Specifications

801 Co-op City Blvd., Bronx, New York

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6 Story Building



Specifications

Building Size	48,644 SF
Parking	4/1,000 Parking Ratio
Ceiling	9' 8"
Condition	New Development
Water	City

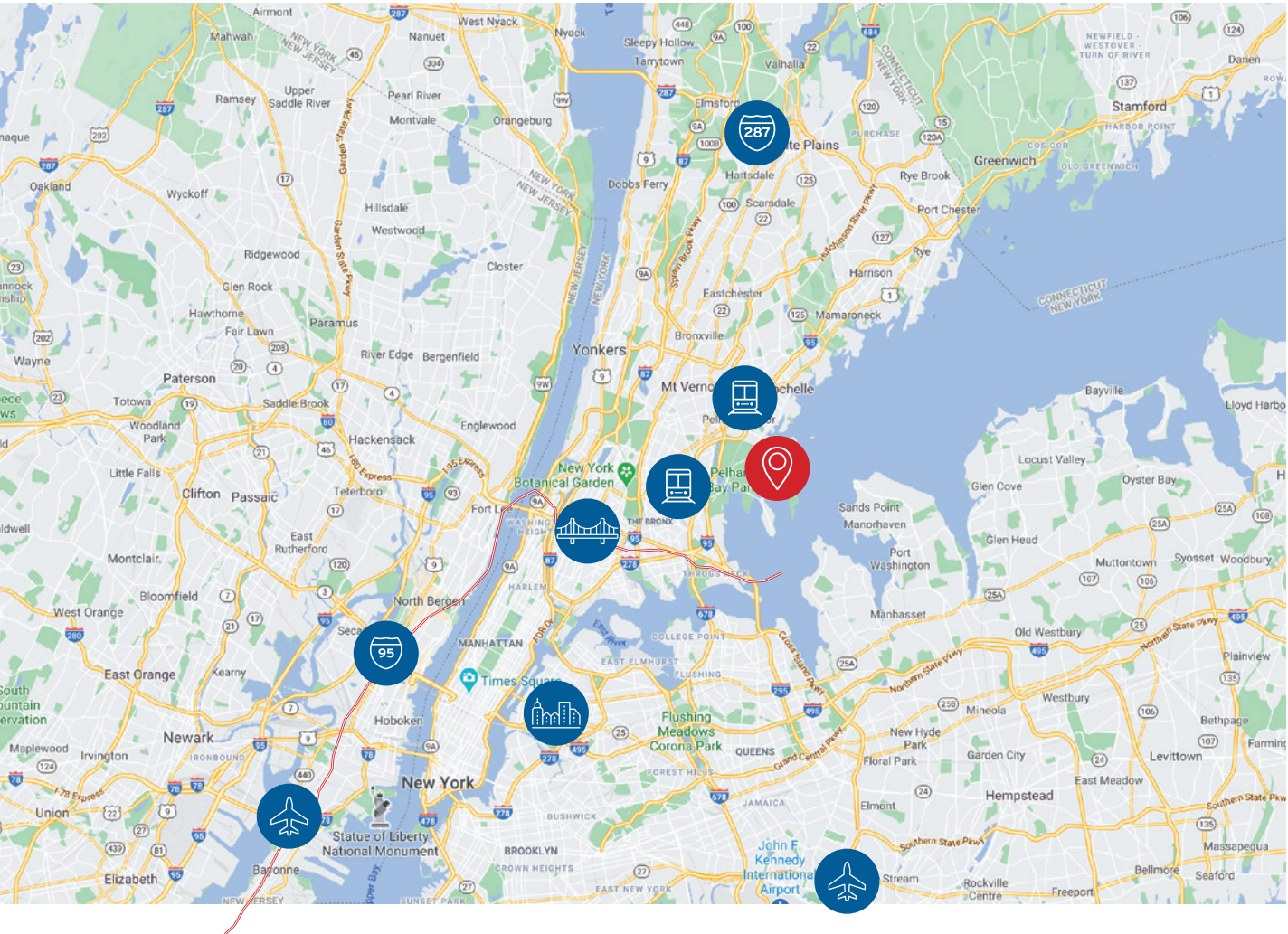
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Key Landmarks



Address
801 Co-op City Blvd.
Bronx, NY



Interstate 95
1 Mile



George Washington Bridge
11 Miles



JFK Airport
18 Miles

Newark Airport
35 Miles



Dyre Ave. Subway
1.2 Miles



Manhattan
15 Miles



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