



View along Westchester Avenue



Dedicated Elevator Entry

1051 Westchester Avenue @ Southern Boulevard

aka 1057 Southern Boulevard, Longwood, The Bronx

Building-within-a-Building Lease Opportunity

Private Elevator Entrance - Fully Built Office

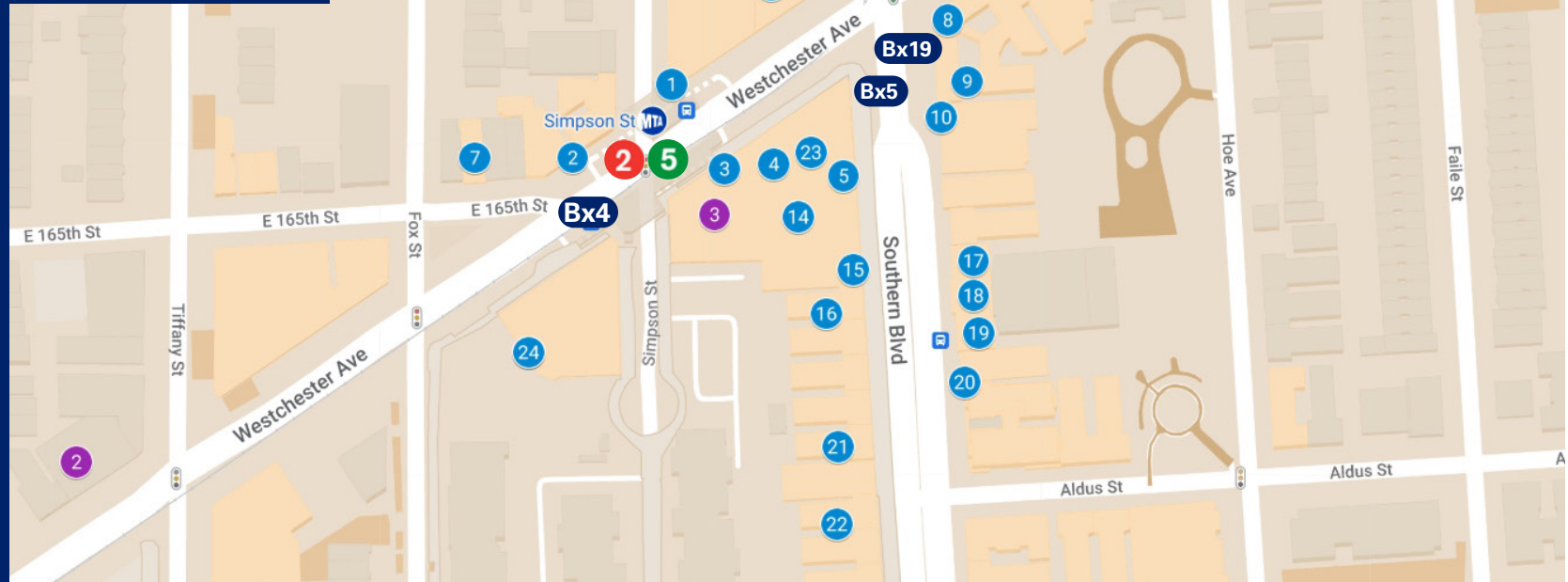
Steps from Simpson Street   Station

Area Retail

1. La Piedad Michoacan
2. Tex's Chicken & Burgers
3. Taqueria Mr Pancho
4. GamsStop
5. Five Below
6. Boost Mobile
7. Mario's Pizza II
8. LittleCaesars Pizza
9. Taco Bell
10. Fabco Shoes
11. Boca Pharmacy
12. Urban Chemist Inc
13. El Valle
14. Kidstown
15. SNIPES
16. Kicks Closet
17. Chipotle
18. Planet Fitness
19. T-Mobile
20. Sugar Restaurant
21. Simpson Pharmacy
22. 1007 Southern Blvd Gourmet
23. CityMD
24. El Valle
25. S K Fruit Market

Area Healthcare

1. El Nuevo San Juan Health Center - Urban Health Plan
2. Community Healthcare Network
3. Oak Street Health Simpson Primary Care Clinic
4. Multi Medic Physician Services



ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

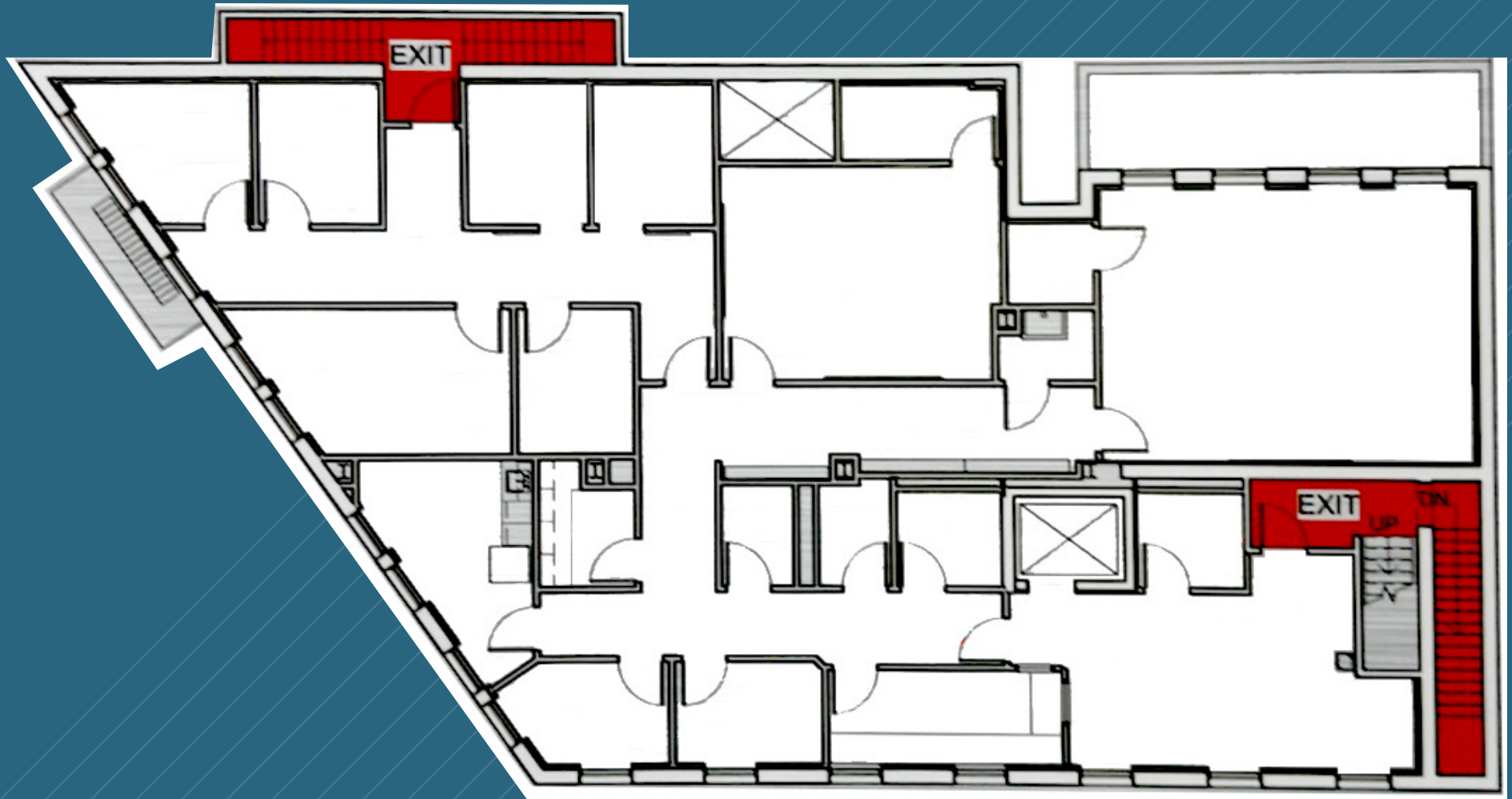
2nd Floor: 4,085 rsf
3rd Floor: 3,460 rsf > 7,545 RSF Building-within-a-Building opportunity

- Fully builtout office space with private elevator entrance
- Building entry along Southern Boulevard
- Steps from Simpson Street **2** **5** station on the corner of Westchester Ave
- Access to **Bx4** bus along Westchester Avenue and **Bx5** **Bx19** bus lines along Southern Boulevard

Occupancy: January 1, 2026

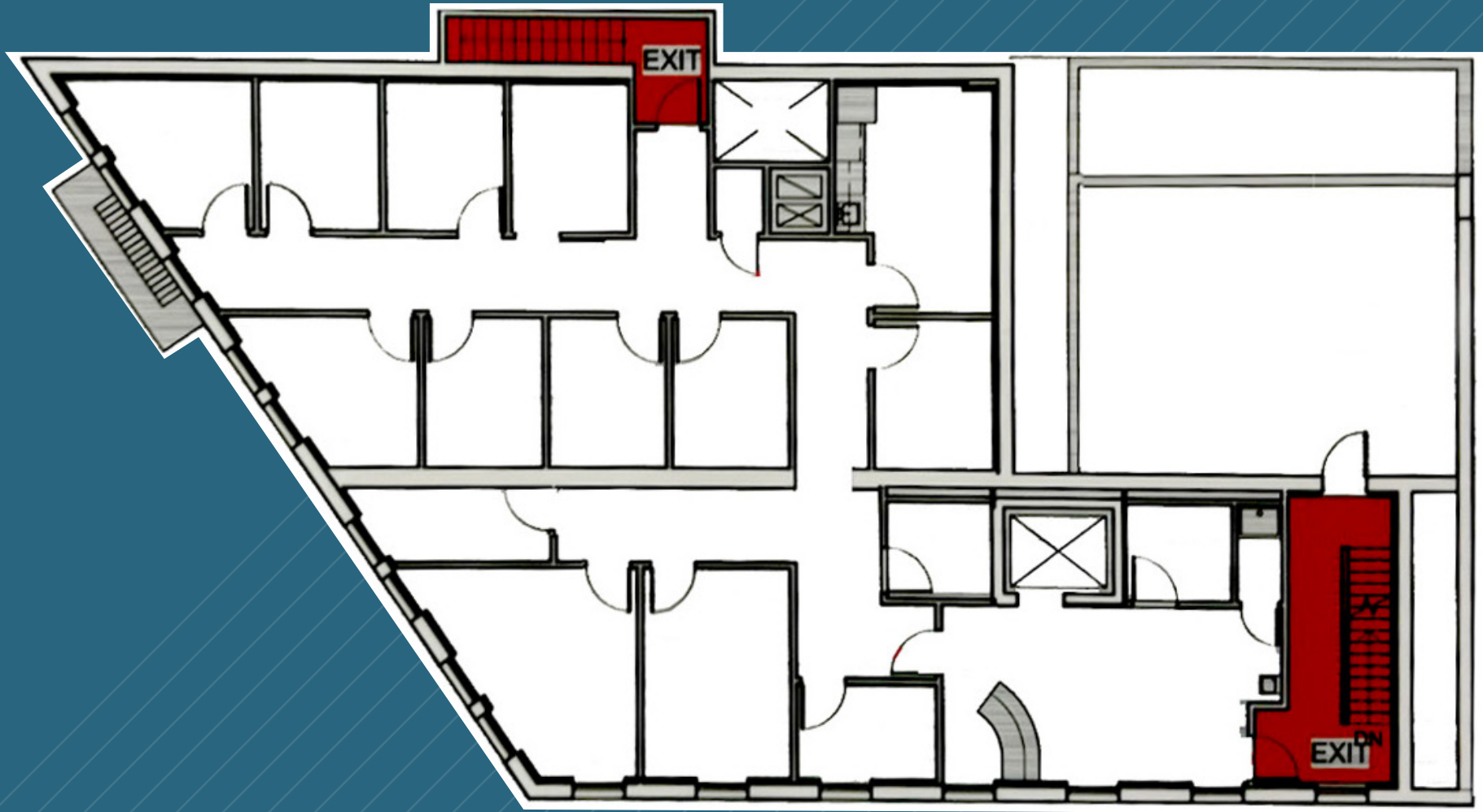
Rent: Call or email for info

2ND FLOOR - 4,085 RSF
(AS BUILT)



(for descriptive purposes only; not to scale.)

3RD FLOOR - 3,460 RSF
(AS BUILT)



(for descriptive purposes only; not to scale.)

2ND FLOOR - 4,085 RSF
(EXISTING CONDITIONS)



3RD FLOOR - 3,460 RSF
(EXISTING CONDITIONS)



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