

MEDICAL/OFFICE SPACE FOR LEASE

228 E 135th St

Bronx, NY 10451



LISTING

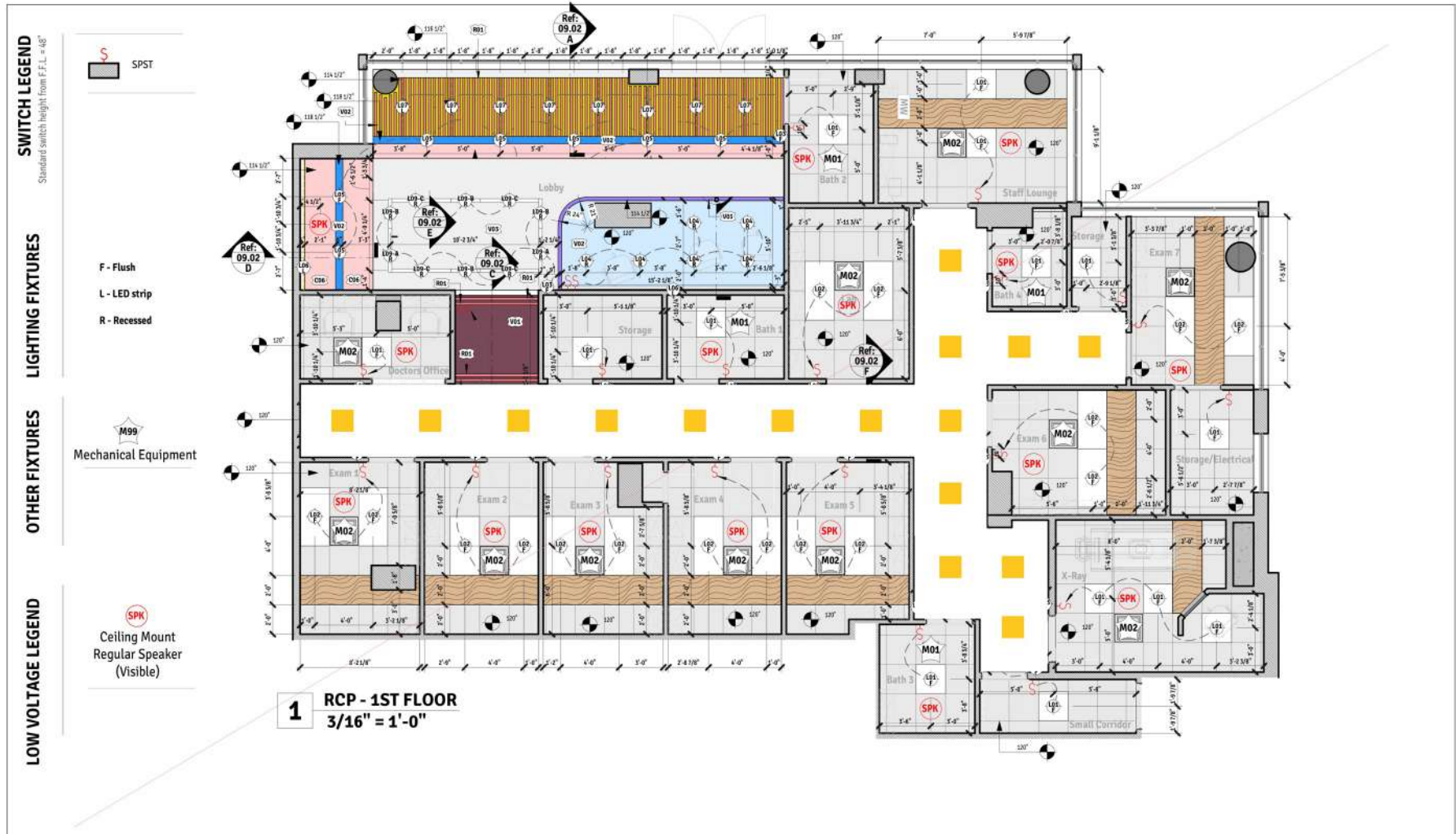


VIDEO TOUR

SPACE HIGHLIGHTS

SPACE		
AVAILABLE SPACE	2,598 SF	<p>DESCRIPTION</p> <p>Welcome To The Arches Fully built out medical space available for immediate occupancy. Formerly an urgent care emergency facility. All medical/office use is considered</p> <p>HIGHLIGHTS</p> <ul style="list-style-type: none"> • 11-medical rooms • 4-bathrooms(ADA Compliant) • 2-storage/supply rooms • 2600 SQFT • NNN lease • Lease Terms negotiable • 15' Ceiling height <p>LOCATION OVERVIEW</p> <p>Located in the Mott Haven area. Close to retail shopping area Close to Bronx Hub shopping area Right next the Willis Ave Bridge for easy access to the Harlem East Side Section of Manhattan</p>
PROPERTY TYPE	Medical / Office	
LOCATION	Maspeth Ave & Kingsland Ave	
CEILING HEIGHT	15 FT	
FRONTAGE	-	
ZONING	ZD1	
OCCUPANCY	Immediate	
ASKING PRICE	\$45 PPSF	

FLOORPLAN



CEILING LEGEND	12 1/2" Dropped Flooding ceiling Finish: C04	12 1/2" Dropped Ceiling - Wallpaper "Armstrong" Panels Finish: C12	12 1/2" Dropped Recessor Ceiling - Sheetrock with paint Finish: V02	12 1/2" Dropped Ceiling - Sheetrock with paint Finish: V01	10" Dropped Ceiling - Sheetrock with paint Finish: V02	14" Dropped Ceiling - Sheetrock with paint Finish: V02	18" Dropped Woodens Soffit Finish: C06	18" Dropped Soffit Finish: V05	2"x2" Wood Planks T&G Finish: R01	12 1/2" Dropped Ceiling - Sheetrock with paint Finish: V05
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ADD NECESSARY EXIT SIGNS AS PER ARCHITECT DRAWINGS. TYPE AND MODEL CAN BE FOUND WITH ELECTRICAL FIXTURES SPECIFICATIONS

456 Johnson Ave.
3rd Flr. #329,
Brooklyn, NY 11237
718.874.0115
yossi@yossig.com

228 E 135th St
Enter address here
Client: David Weinberger & Issy Ross

Director: Yossi - yossi@yossig.com
Project Manager: Volvi - volvi@yossig.com
Designer: Juan L. - juan.l@yossig.com
Drafter: Kyryto S. - kyryto.s@yossig.com

PRELIMINARY SPEC BOOK FOR REVIEW ONLY

Chapter 9: Reflected Ceiling Plans
FIRST FLOOR

09.01

BRONX, NY 10451

228 E 135TH ST

GALLERY



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GALLERY



NEIGHBORHOOD DEMOGRAPHICS



198,423

POPULATION 2023
WITHIN 1-MILE
RADIUS



193,56

2028
POPULATION
PROJECTION



40 Yrs

AVERAGE
POPULATION
AGE



\$55,891

AVERAGE HHI
WITHIN 1-MILE
RADIUS



-2.45%

PROJECTED
POPULATION
GROWTH '11-'23



8,423

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$3,2 bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS

NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

- Kori's Eats
- Maisonetta
- 787 Coffee
- Charlies Bar & Kitchen
- Mott Haven Bagel & Barista Cafe
- Angie's Cafe & Pizza
- Skyline Windows
- Bottle City NYC
- Third at Bankside
- iNine Bistro
- Chocobar Cortés
- Dunkin'
- Xime Comida Mexicana
- Mottley Kitchen
- La Morada
- Rosa's At Park
- Lulu Restaurant
- Tex's Chicken & Burgers
- Port Morris Public Waterfront Park at Bankside
- Bankside
- Bankside Park

TRANSPORTATION

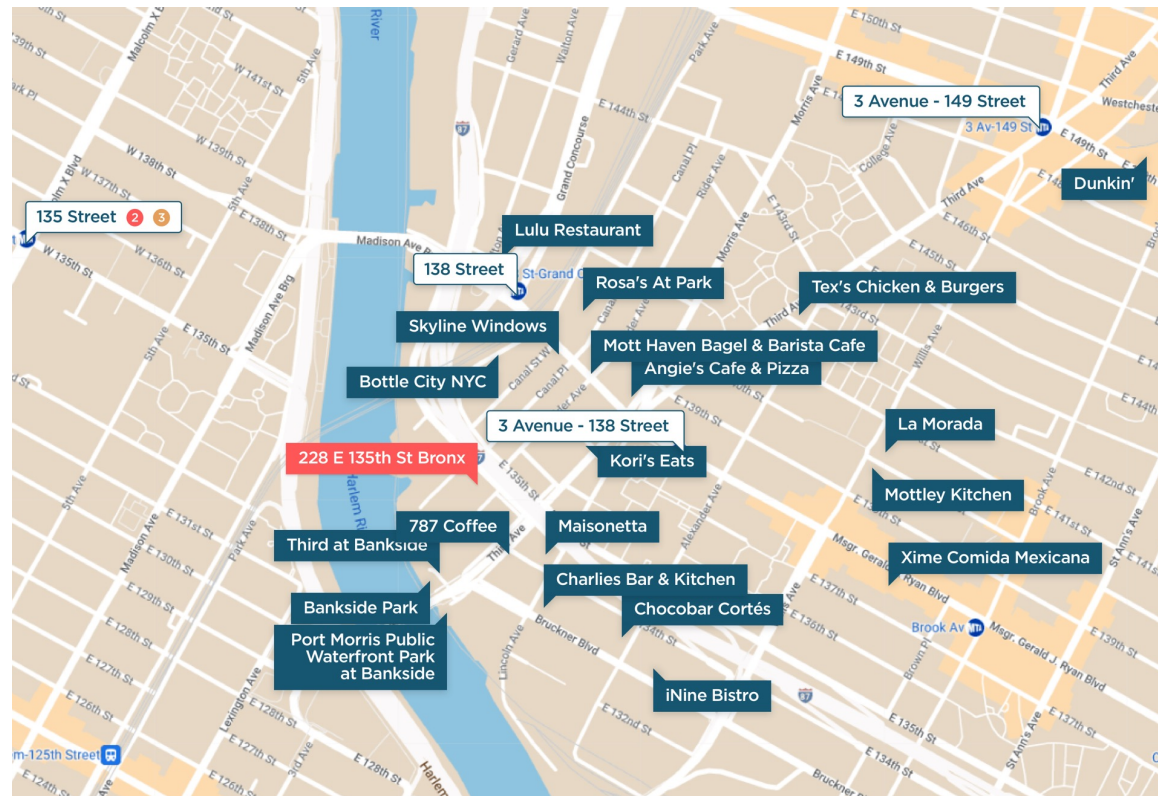
7 Min Walk at 3 Avenue 138 Street (0.4 mi)

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14 Min Walk at 149 Street – Grand Concourse (0.8 mi)

17 Min Walk at 135 Street (0.9 mi)

- 6
- 4 5
- 2 4 5
- 2 3



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CONTACT



JOHN LE VINE
(718) 682-7903
J@EXRNY.COM

JEREMY WILLIAMS
(347) 334-2641
JEREMY@EXRNY.COM

