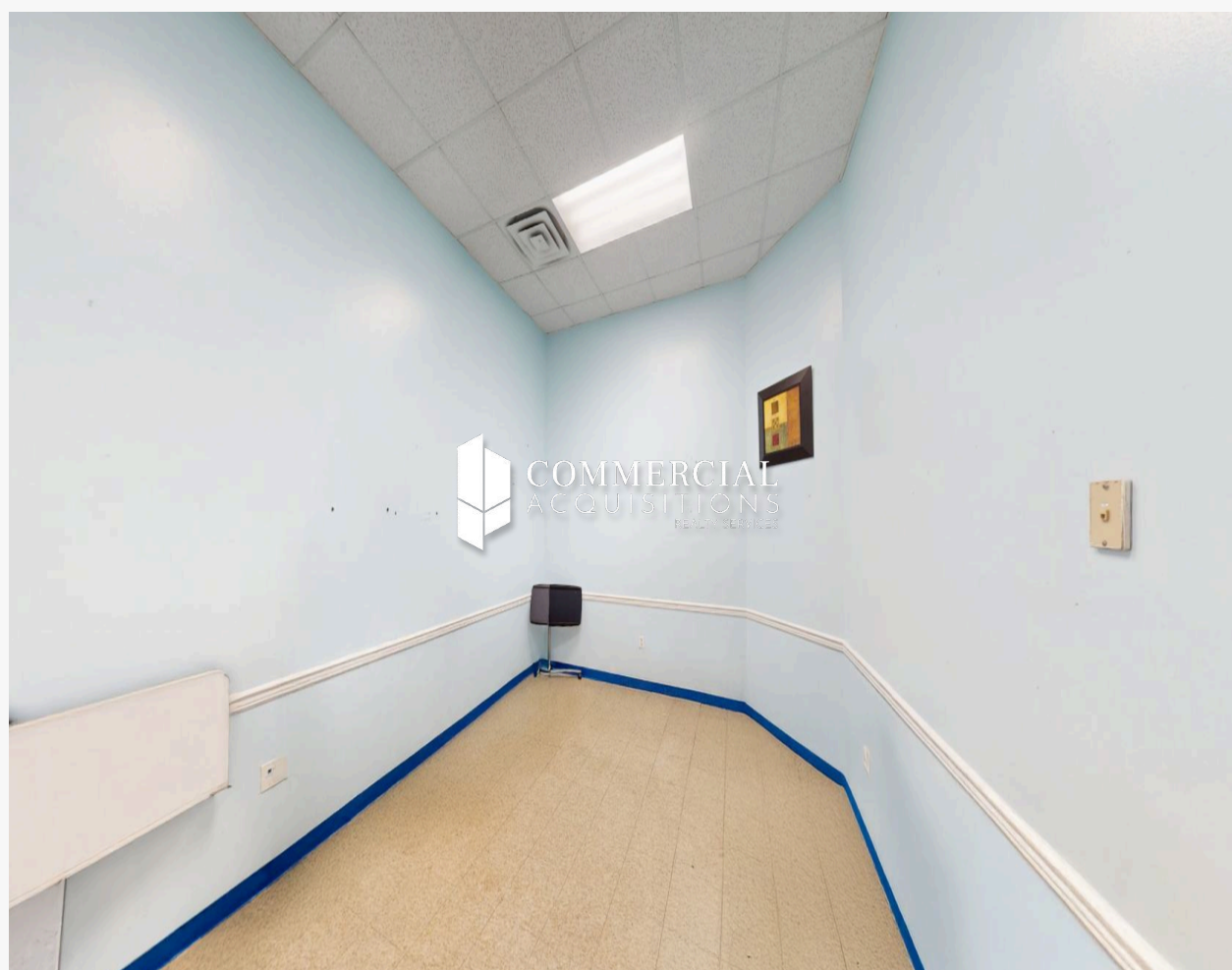
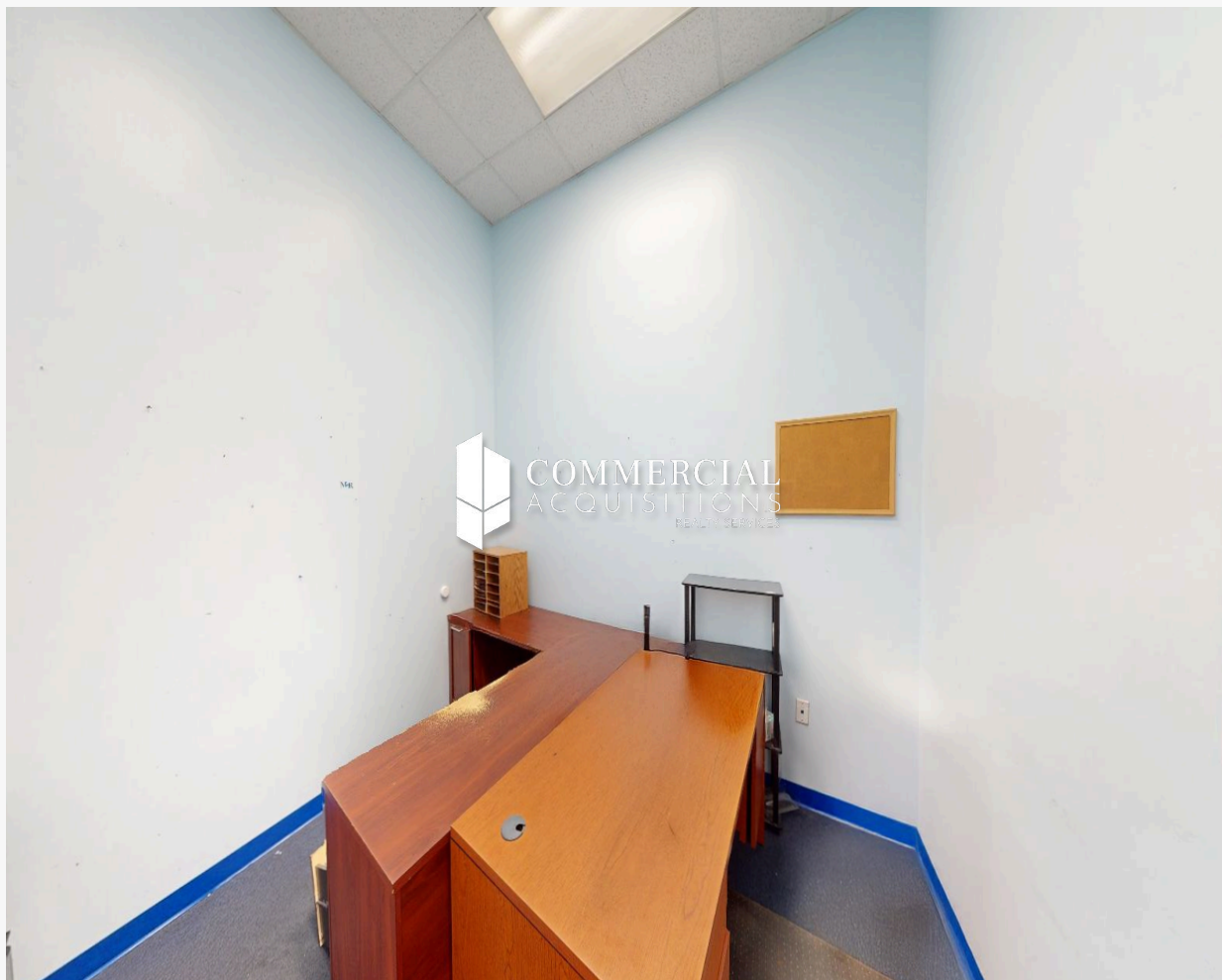
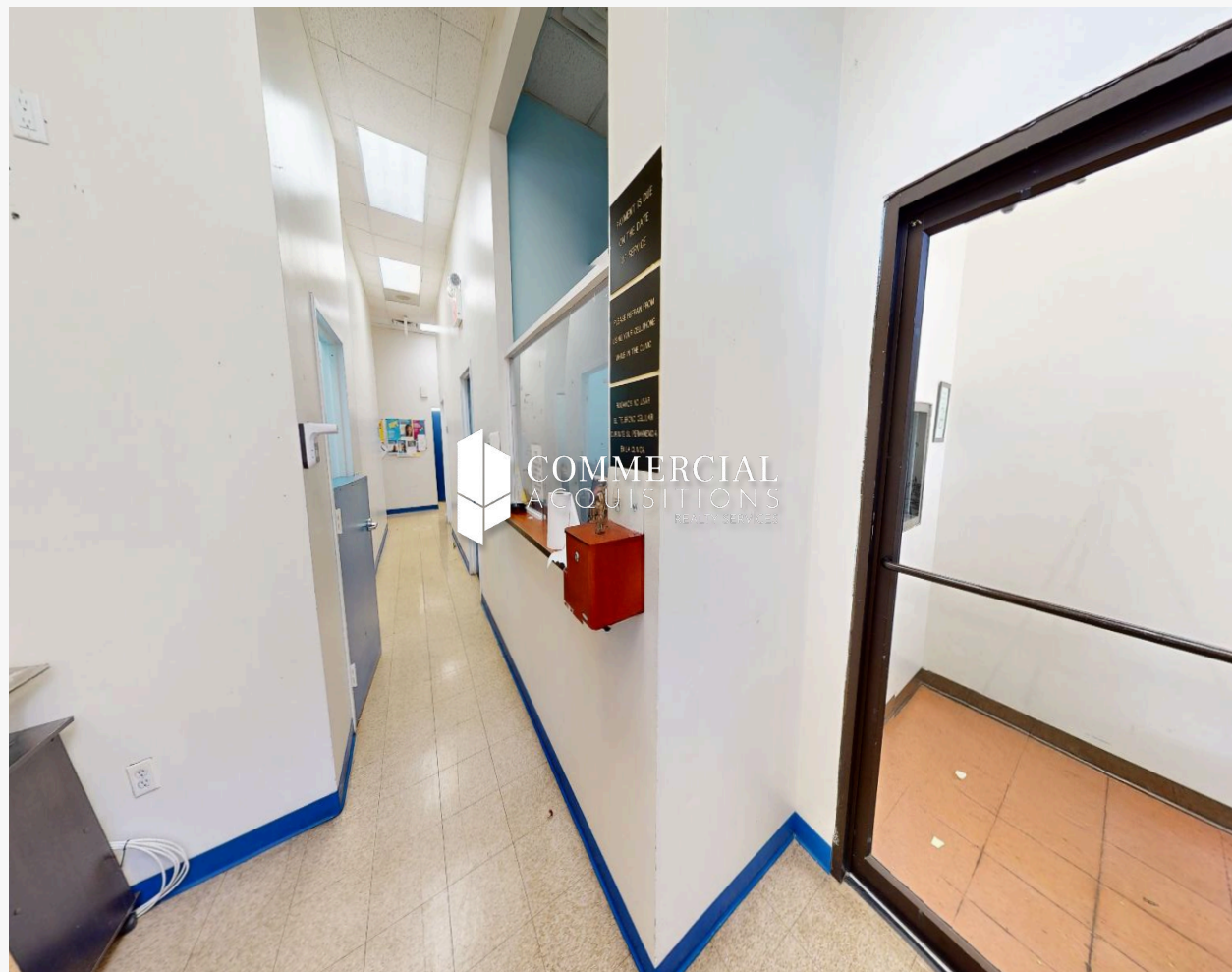


# OFFICE SPACE FOR LEASE



## 3584 JEROME AVE, BRONX, NY 10467



### PROPERTY DETAILS

**LOCATION INFO**  
CORNER OF JEROME AVE  
& 213TH ST

**NEIGHBORHOOD**  
NORWOOD

**BLOCK & LOT**  
03329-0054

**ZONING**  
R7-1, C2-3

**SIZE**  
2,500 SF

### ASKING PRICE

# \$8,500/M

MODIFIED GROSS LEASE

### CONTACT EXCLUSIVE BROKERS

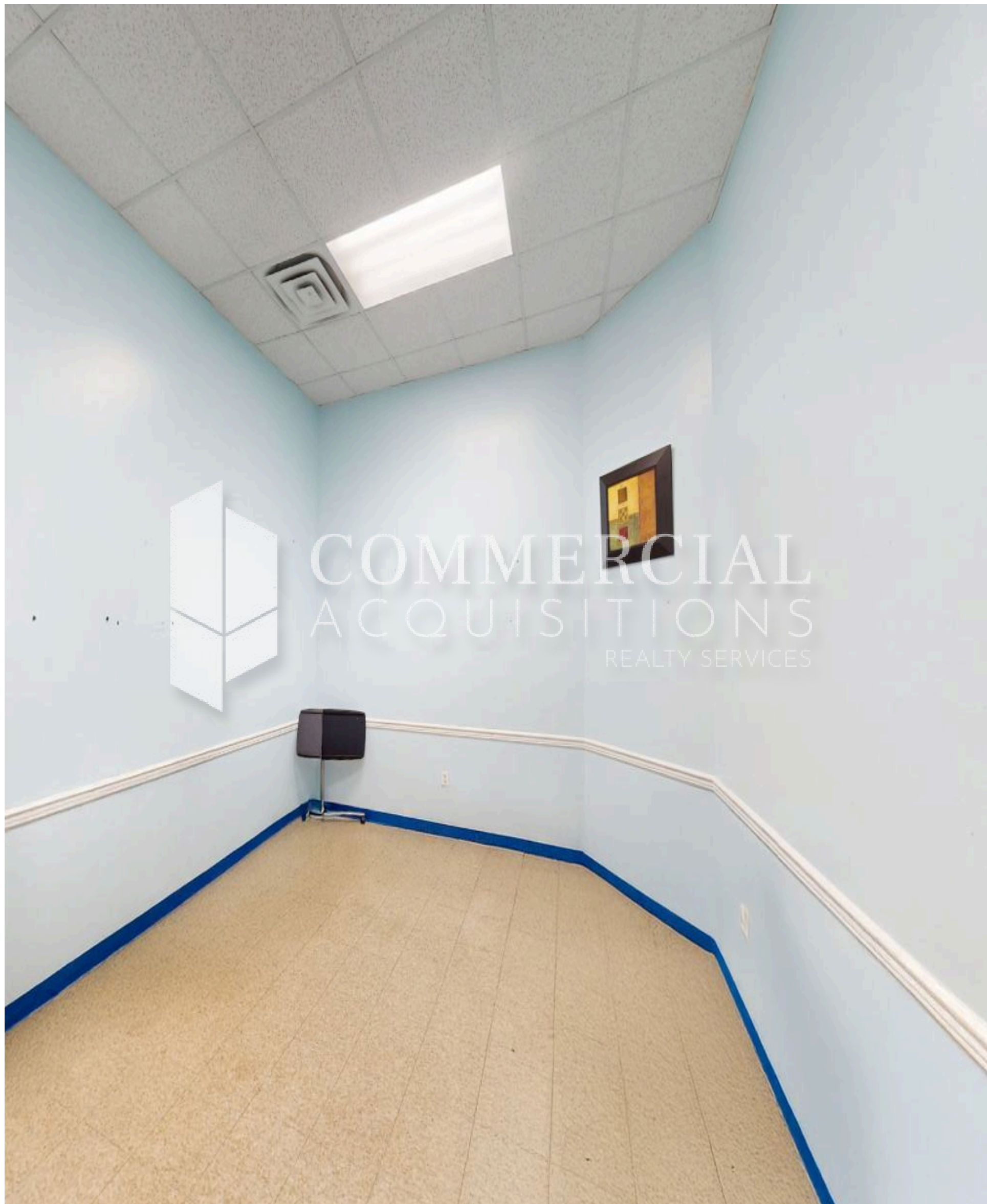
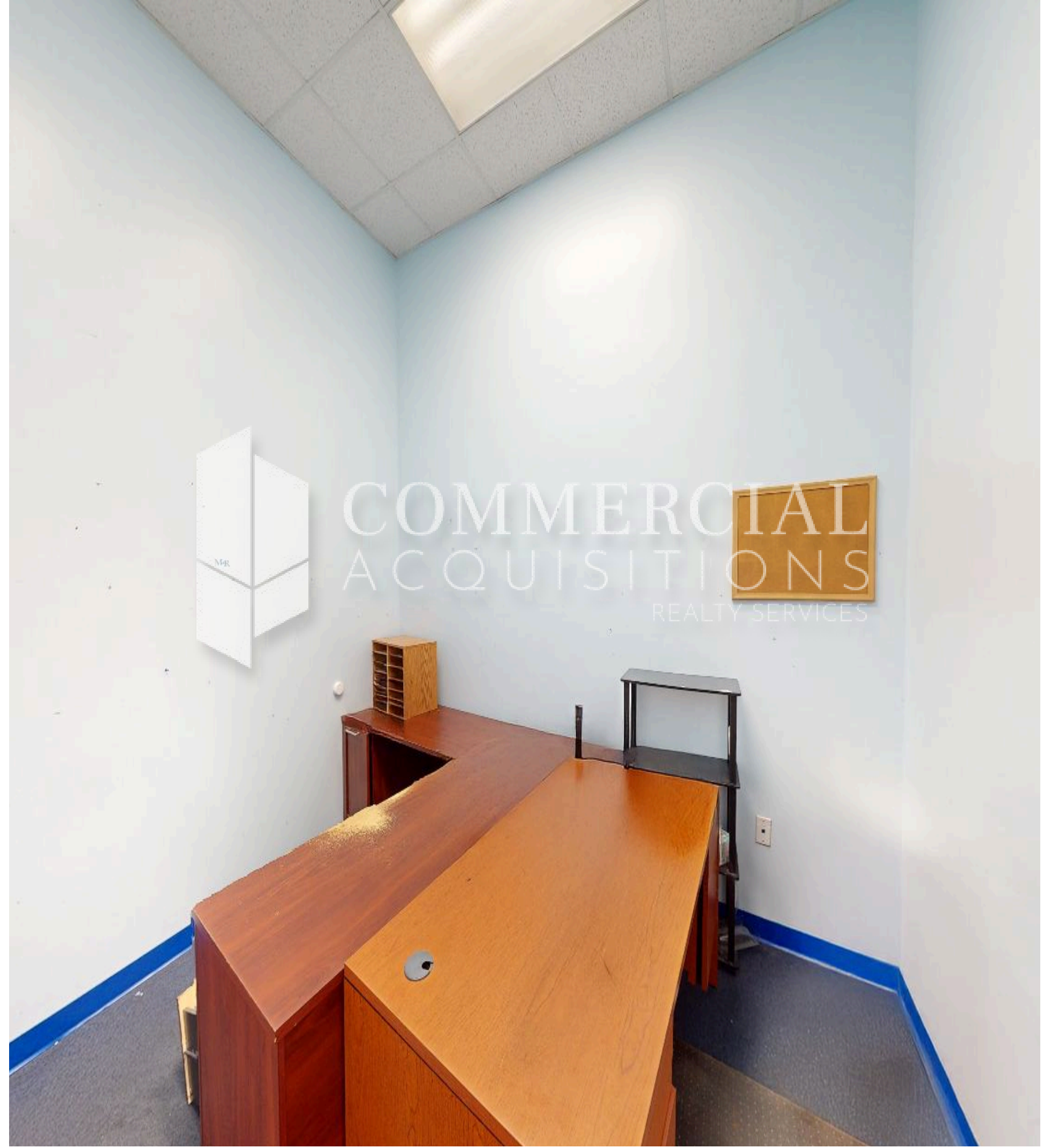
ARSEN ATBASHYAN

917-939-3760

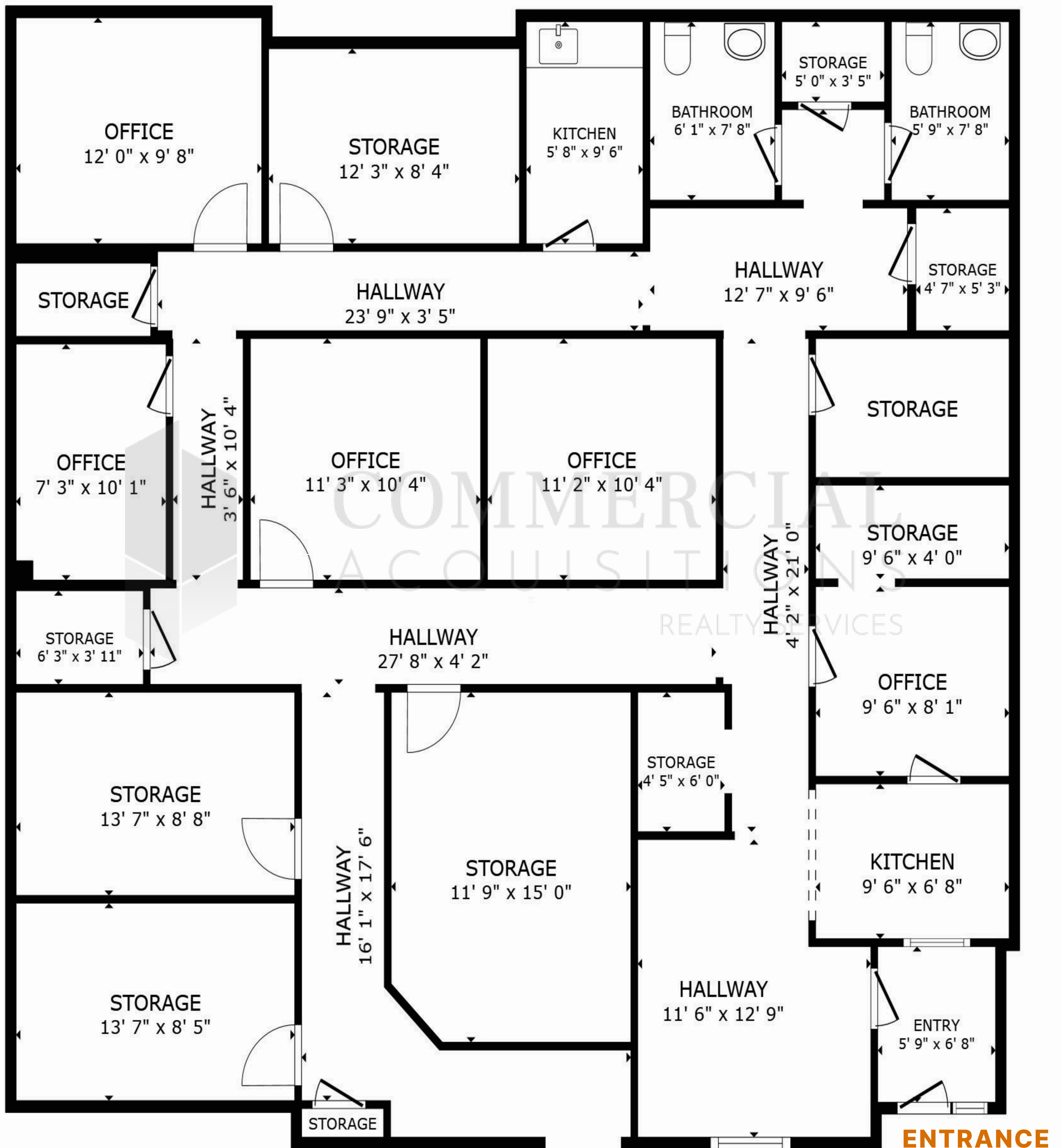
ARSEN@COMMERCIALACQ.COM

FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**

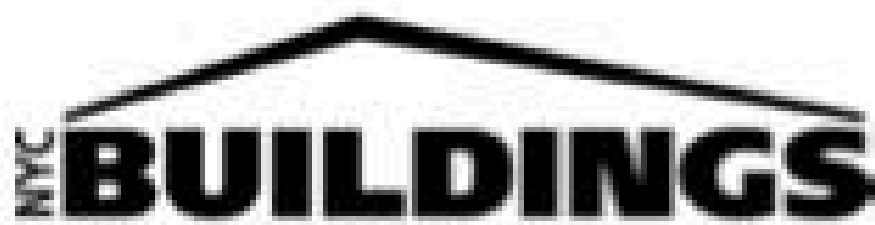








**E 213TH ST**



## Certificate of Occupancy

**CO Number:** 200850070F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b>	<b>Borough:</b> Bronx	<b>Block Number:</b> 03329	<b>Certificate Type:</b> Final
	<b>Address:</b> 3584 JEROME AVENUE	<b>Lot Number(s):</b> 54	<b>Effective Date:</b> 05/07/2008
	<b>Building Identification Number (BIN):</b> 2098419		
		<b>Building Type:</b> New	
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b> 1-C	<b>Number of stories:</b> 1	
	<b>Building Occupancy Group classification:</b> J2	<b>Height in feet:</b> 18	
	<b>Multiple Dwelling Law Classification:</b> HAEA	<b>Number of dwelling units:</b> 0	
<b>C.</b>	<b>Fire Protection Equipment:</b> None associated with this filing.		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b> None		
<b>Borough Comments:</b> None			

Permissible Use and Occupancy							
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
001	200	100		C	6		STORE
END OF SECTION							



Borough Commissioner



Acting

Commissioner

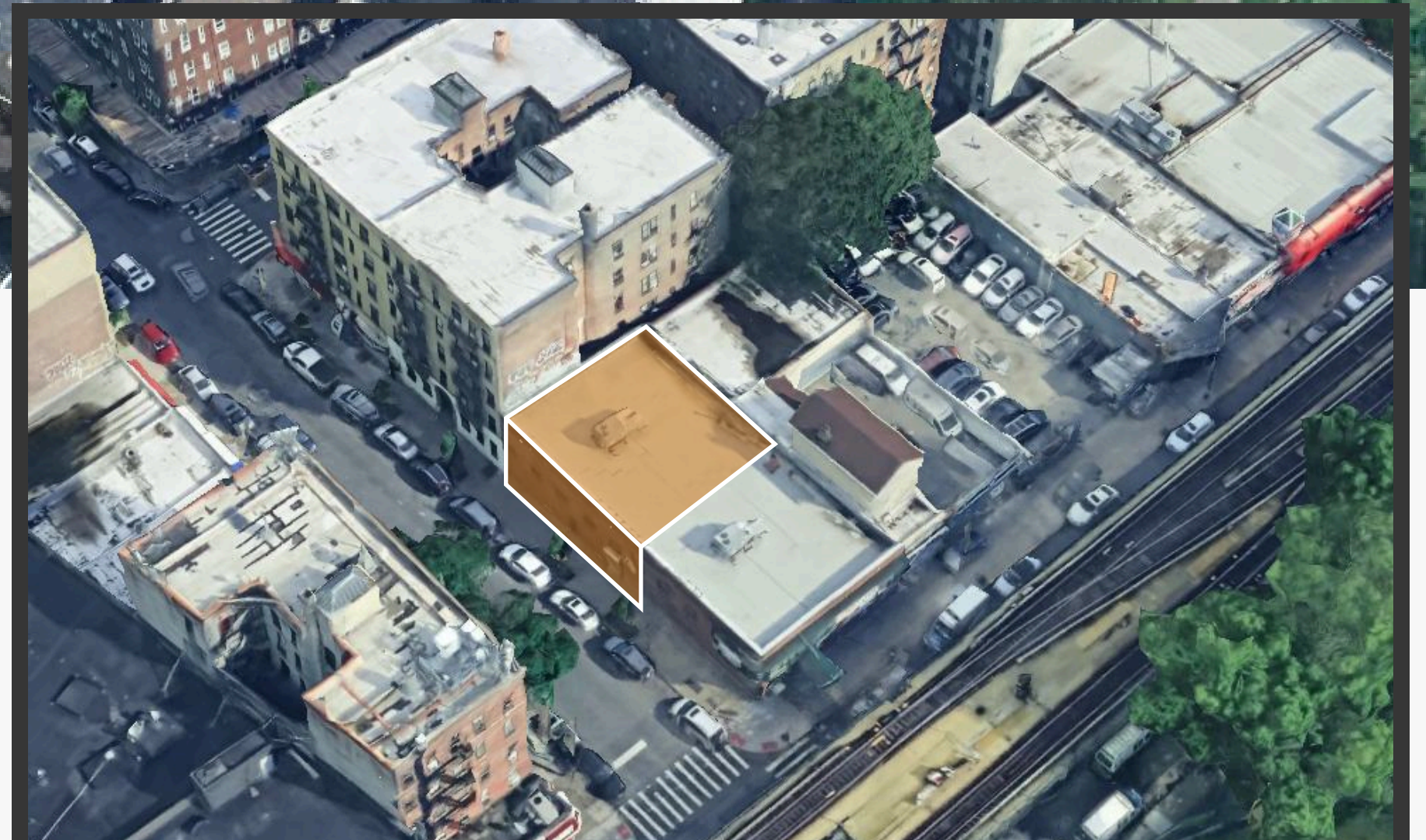




**3584 JEROME AVE,  
BRONX, NY 10467**

## PROPERTY COMMENTS

- 50' FRONTAGE ON E 213TH ST
- BUILT-OUT OFFICE
- HIGH CEILINGS
- ADA COMPLIANT
- CENTRAL HVAC
- HIGH-TRAFFIC AREA
- CLOSE TO PUBLIC TRANSPORTATION



SATELLITE VIEW

**CONTACT EXCLUSIVE BROKER**

**ARSEN ATBASHYAN**

**917-939-3760**

**ARSEN@COMMERCIALACQ.COM**

**WWW.COMMERCIALACQ.COM**

**FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700**

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