

# OFFICE FOR RENT

## Dental / Medical or Professional Space

### THWAITES TERRACE HOUSE



**665 Thwaites Place Bronx, NY 10467**

- Asking \$3,000/month
- Functional Layout with approx. 1,100 Sq Ft
- 3 Exam Rooms, Back office, 2 Baths, Kitchenette
- Prime Location: High Traffic, 2 & 5 Trains, Pelham Pkwy
- Ground Floor unit with Private Entrance
- Beautifully maintained co-op building

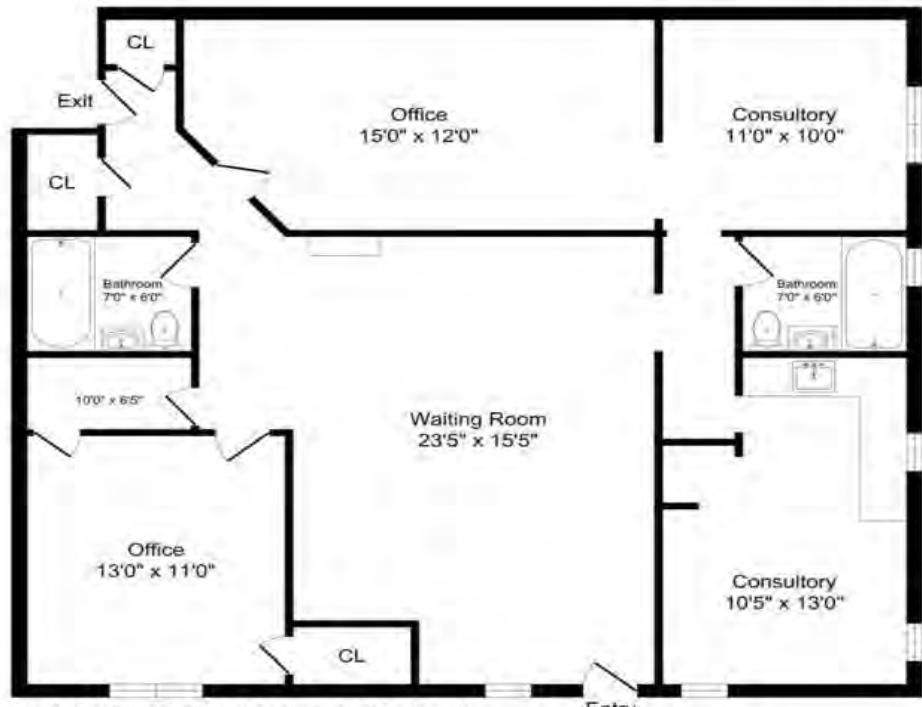


**EDWARD MELTSER**

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**665 Thwaites Pl**



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# 665 Thwaites Place

\$32.72 /SF/Yr (\$3,000 per month)

Thwaites Terrace House is a high-end co-operative in the Pelham Parkway section of the Bronx, surrounded by thousands of people, dozens of co-ops, rental buildings and private homes and with easy access to major highways and the 2 & 5 Trains. You'll have your own private entrance with signage on the ground level of the building on Thwaites Place. Close proximity to prominent establishments like Bronx Zoo, Botanical Garden, Fordham University, and many local hospitals and schools.



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**RE/MAX®**  
IN THE CITY



## 1st Floor

Space Available	1,100 SF
Rental Rate	\$32.72 /SF/Yr
Date Available	January 1, 2024
Service Type	Plus All Utilities
Built Out As	Dental
Space Type	Relet
Space Use	Office/Medical
Lease Term	5 - 10 Years



Presenting an outstanding business opportunity in the heart of the Bronx at the Thwaites Terrace House co-operative!

Offered for lease is a rarely available professional office space, which has been a fully established Dentist's office for decades, with its own private entrance at 665 Thwaites Place.

This versatile office space is ideally suited for a dentist as it comes fully equipped with existing plumbing, but is zoned as a Professional Office so it is perfect for other uses such as a doctor, chiropractor, optometrist, lawyer, etc.

### Property Highlights:

**Prime Location:** Just a stone's throw away from the 2 and 5 subway lines on Pelham Parkway and the Bronx River Parkway, ensuring excellent accessibility for both clients and staff.

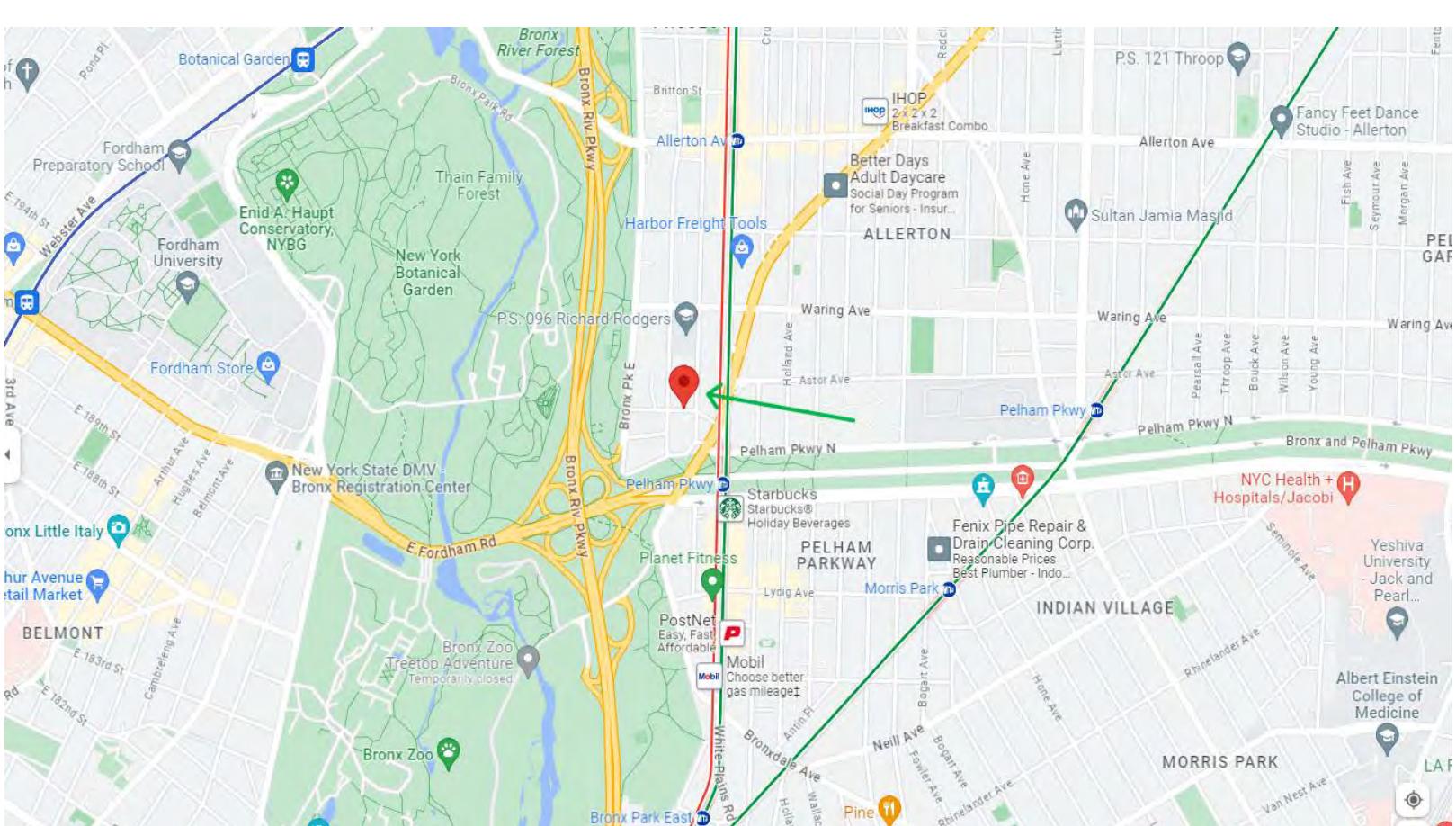
**High-Traffic Area:** Nestled in a bustling part of the Bronx, you'll be surrounded by a thriving community, offering access to a vast pool of potential clients.

**Proximity to Prominent Establishments:** Benefit from the property's close proximity to renowned institutions such as the Bronx Zoo, Botanical Gardens, Beth Abraham Healthcare center, Fordham University, and many local schools.

**Functional Layout:** The space is thoughtfully designed and features a spacious waiting room, three exam rooms/offices, a partially equipped kitchenette, two bathrooms, and a back office with ample space for multiple workstations.

The landlord prefers a 10-year lease, with an initial term of 5 years and an option to renew. The space will be delivered as-is, providing a blank canvas for you to customize to your specific needs.

Don't miss out on this exceptional opportunity to establish your healthcare practice in a strategic location. Contact us today to schedule a viewing and unlock the full potential of this versatile office space. Your path to success in your new business starts here!



## 665 Thwaites Place, Bronx, NY 10467

Thwaites Terrace House is a 135 unit, 6 story coop building in the Bronxdale section of The Bronx. Built in 1962, the building offers an indoor garage (waitlist), central laundry room, multiple secure entrances, 2 elevators, live-in super, beautiful marble lobbies, is pet friendly and close to major attractions.



## Property Photos



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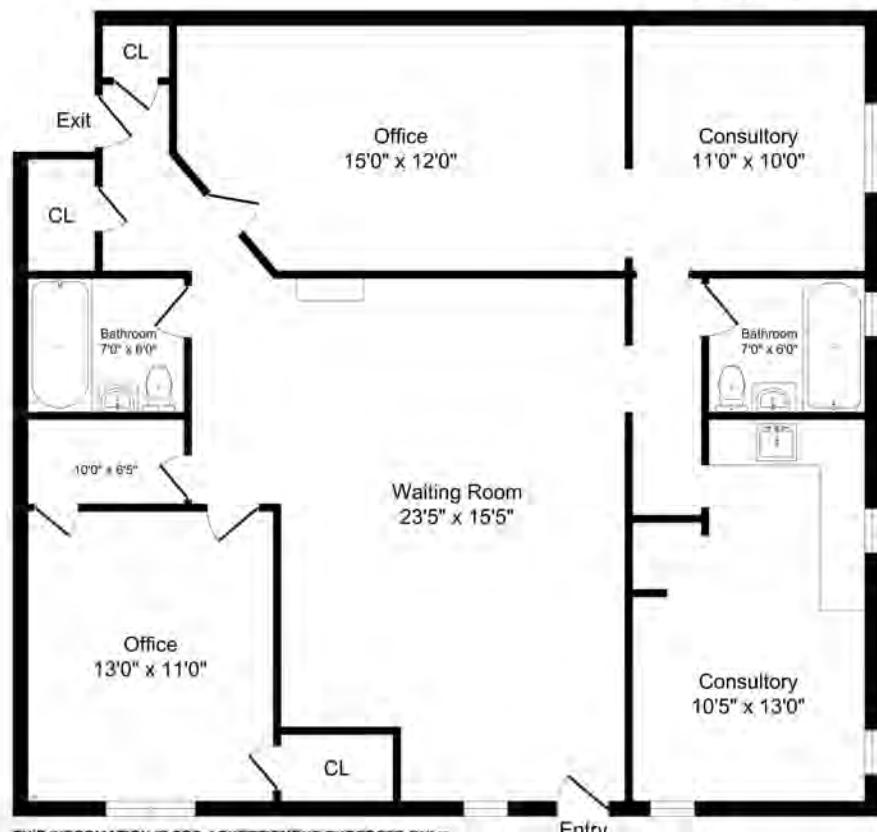
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