

1200 WATERS PLACE

BRONX, NEW YORK

Up to 86,112 SF

Ground + First + Second Floors



PREMIER MEDICAL / OFFICE SPACE FOR LEASE

SIMONE[®]
DEVELOPMENT COMPANIES

Josh Gopan
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1200 WATERS PLACE

BRONX, NEW YORK

MEDICAL/OFFICE SPACE

Up To 86,112 SF

Ground + First + Second Floors

Space Available

Ground Floor: 6,737 SF

1st Floor: 1,301 SF

1st Floor: 3,824 SF

2nd Floor: 74,250 SF*

Availability

Available with 60 Days' Notice

TBD

Available with 60-90 Days' Notice

Q1 2026

Price

Upon Request

Property Features

- + 24/7 Security
- + Cafe
- + Fitness Center
- + Conference Center
- + Pharmacy

- + Marriott Hotel
- + Auto Detailer
- + Shuttle Bus to #6 Train
- + MTA Bus Service BX21
- + Abundant Parking

Divisible from 2,531+ SF

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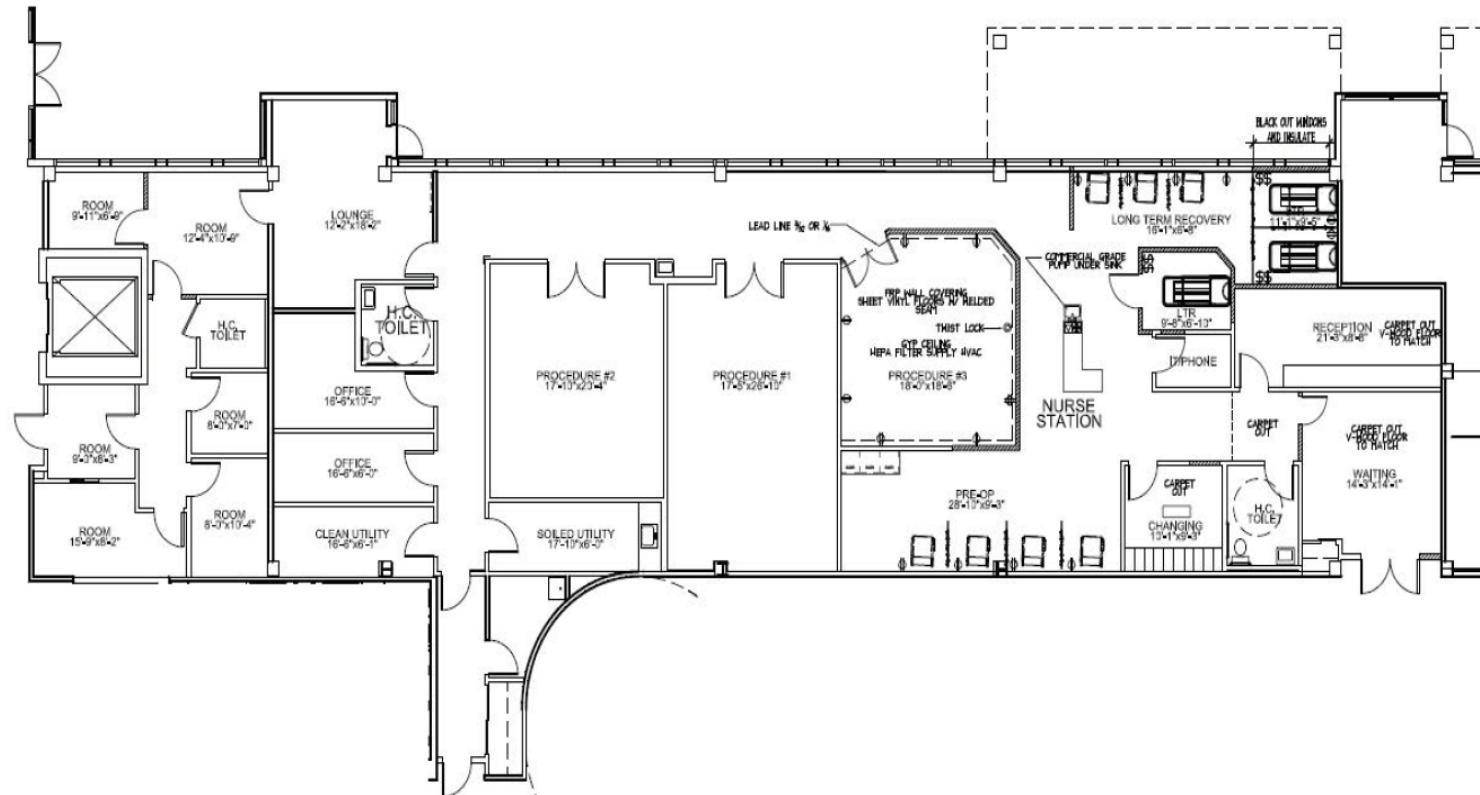
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Floor Plan

1200 Waters Place, Bronx, New York

MEDICAL/ OFFICE SPACE FOR LEASE
Up To 86,112 SF
Ground + First + Second Floors

Ground Floor: 6,737 SF



Property Highlights

- + Prime Medical Office Space
- + Ground Floor: 6,737 SF
- + 1st Floor: 1,301
- + 1st Floor: 3,824 SF
- + 2nd Floor: 74,250 SF
- Divisible from 2,531+ SF
- + 24/7 Security
- + Café
- + Fitness Center
- + Conference Center
- + Within Montefiore Medical Park
- + Abundant Parking
- + MTA Bus Service BX21
- + Shuttle Bus to #6 Train
- + Future Metro-North Morris Park Train Station

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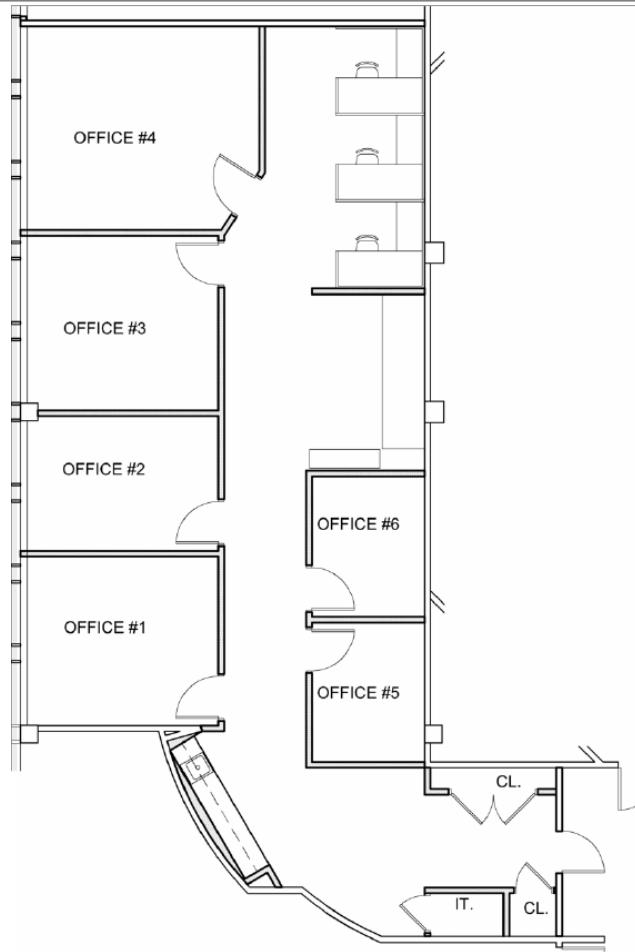
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Floor Plan

1200 Waters Place, Bronx, New York

MEDICAL/ OFFICE SPACE FOR LEASE
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First Floor: 2,455 SF



Property Highlights

- + Prime Medical Office Space
- + Ground Floor: 6,737 SF
- + 1st Floor: 1,301
- + 1st Floor: 3,824 SF
- + 2nd Floor: 74,250 SF
- Divisible from 2,531+ SF*
- + 24/7 Security
- + Café
- + Fitness Center
- + Conference Center
- + Within Montefiore Medical Park
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Floor Plan

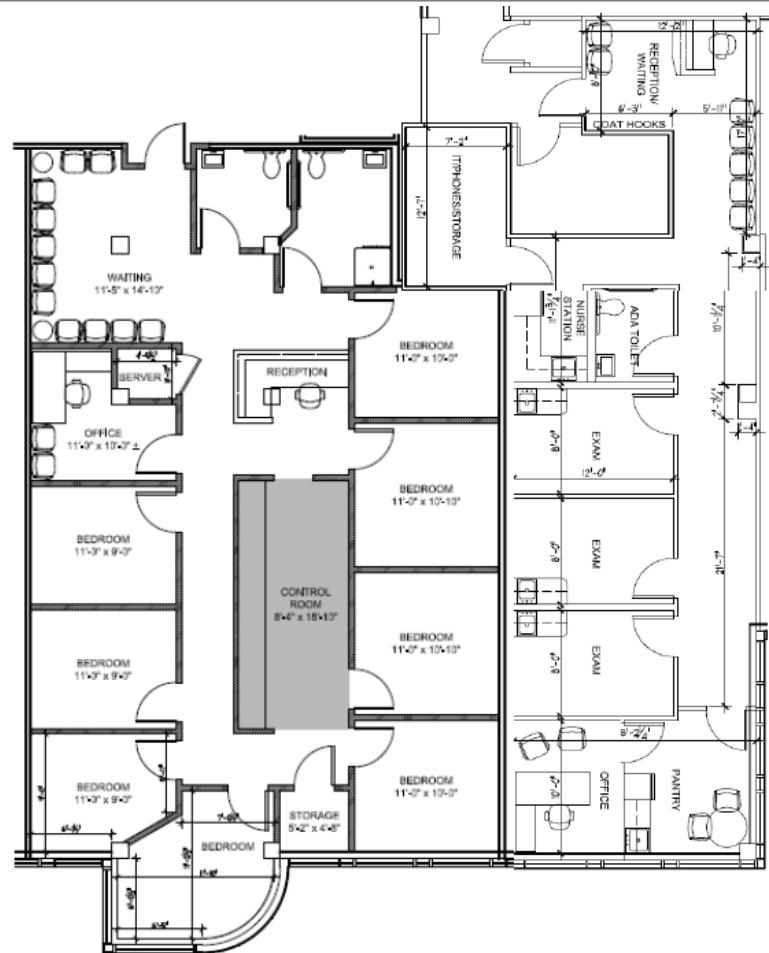
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MEDICAL/ OFFICE SPACE FOR LEASE

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First Floor: 3,824 SF



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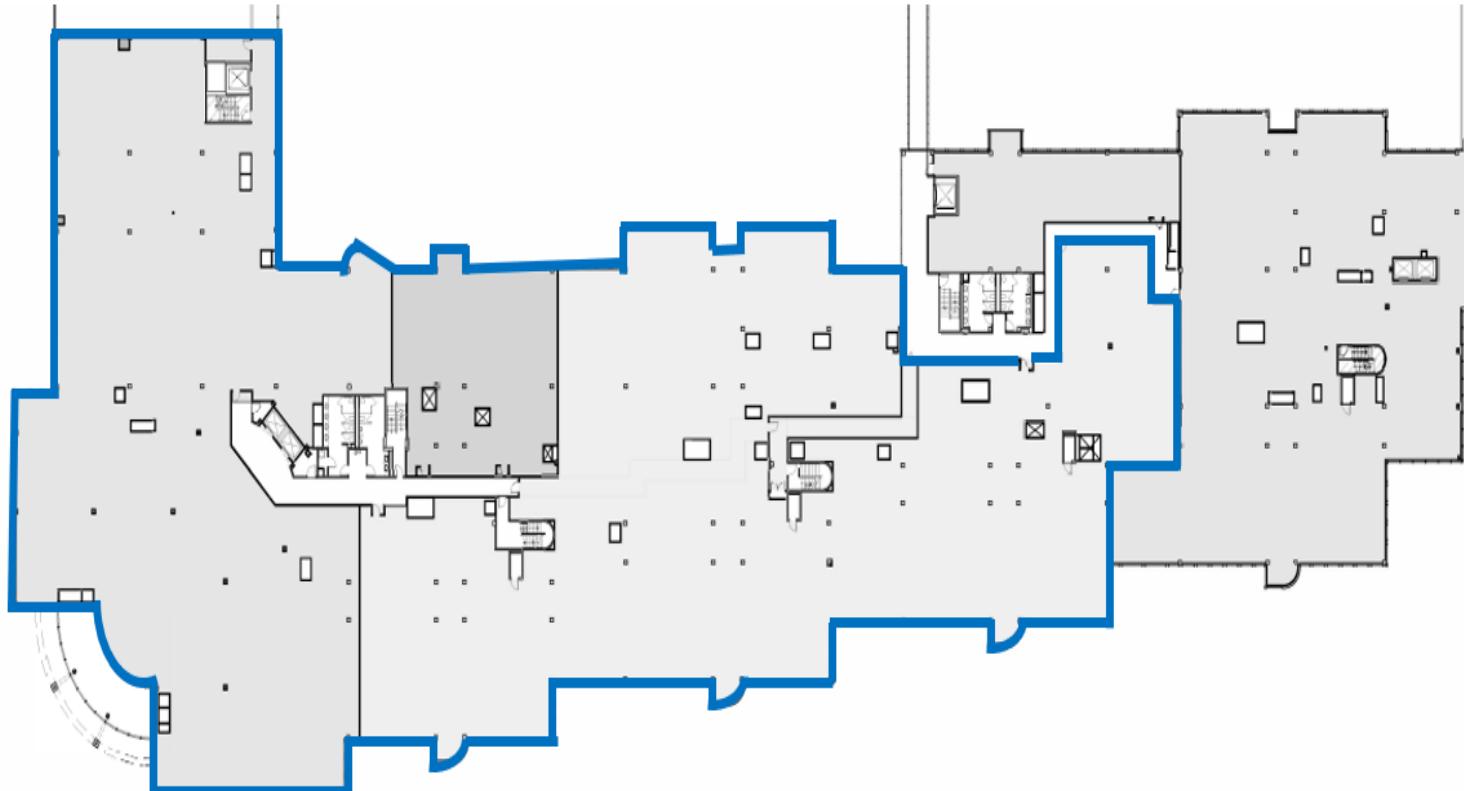
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Floor Plan

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Second Floor: 74,250 SF



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- + Prime Medical Office Space
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- + 1st Floor: 1,301
- + 1st Floor: 3,824 SF
- + 2nd Floor: 74,250 SF
Divisible from 2,531+ SF
- + 24/7 Security
- + Café
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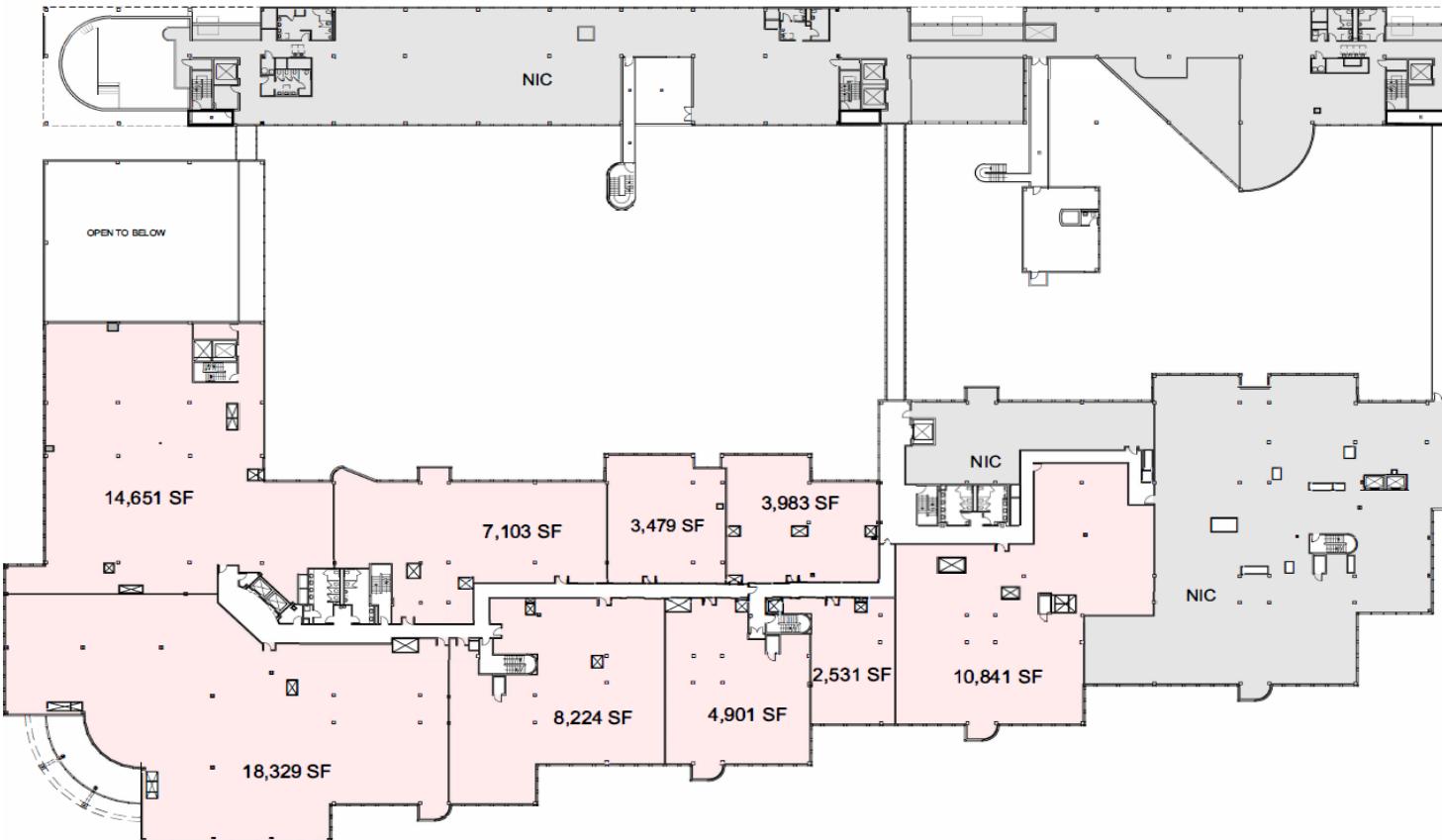
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Conceptual Subdivision Plan

1200 Waters Place, Bronx, New York

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Second Floor: 74,250 SF



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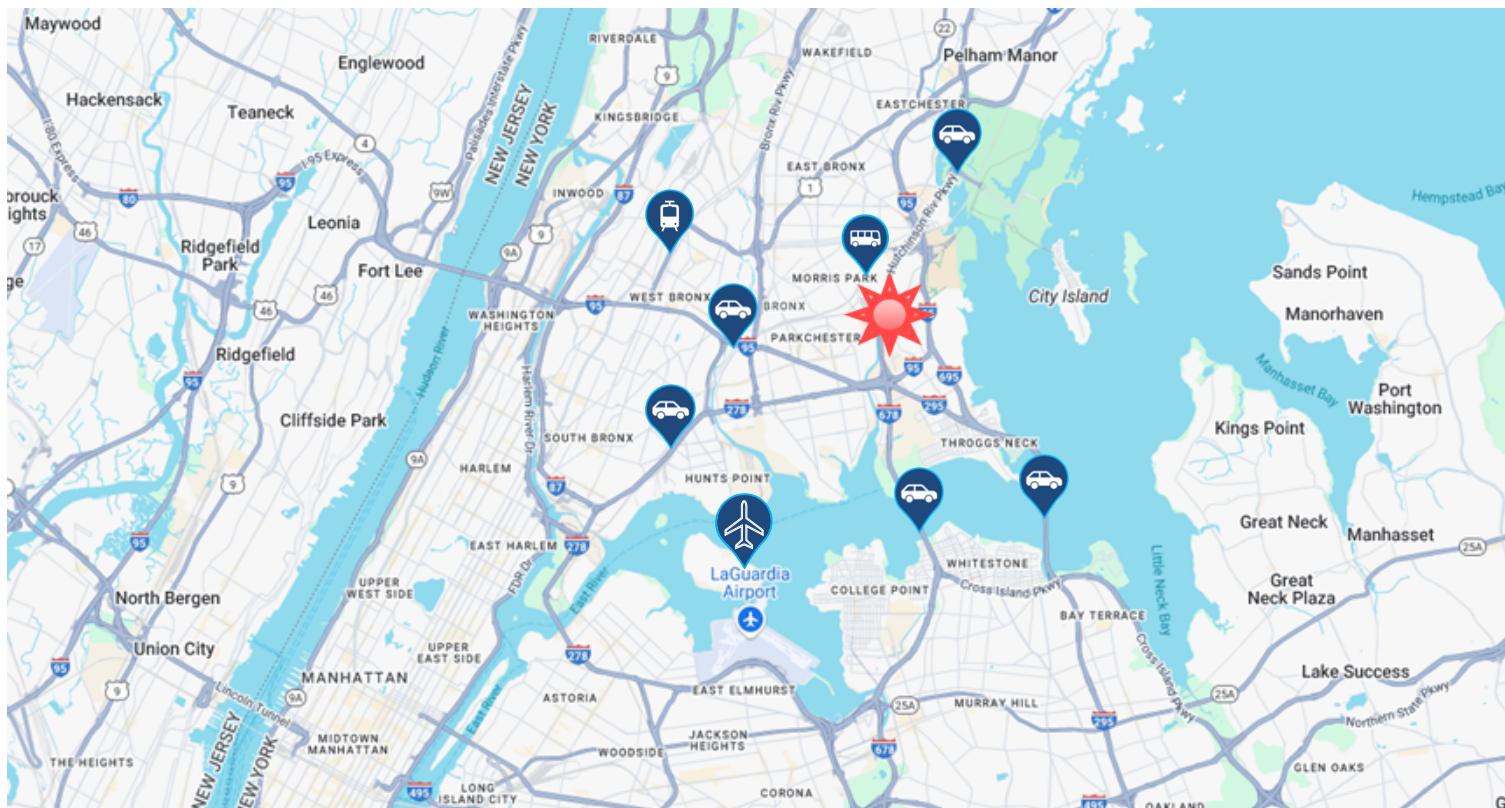
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Location & Landmarks

1200 Waters Place, Bronx, New York

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Site Map



Key Landmarks

-  Address:
1200 Waters Place
Bronx, NY
-  Minutes from the
Westchester Square
Subway #6 Train Station
-  Easy Access to Hutchinson
River Parkway and
Interstate 95
-  Minutes from MTA Buses
Bx4A, Bx8, Bx21, Bx24, and
Bx31
-  Close to LaGuardia Airport
(LGA) approx. 8.5 Miles