

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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Information contained herein subject to errors, omissions, change of price, rental or other conditions prior to sale lease or financing, including the withdrawal without notice.



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*

****Divisible from 2,531+ 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

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Floor Plan

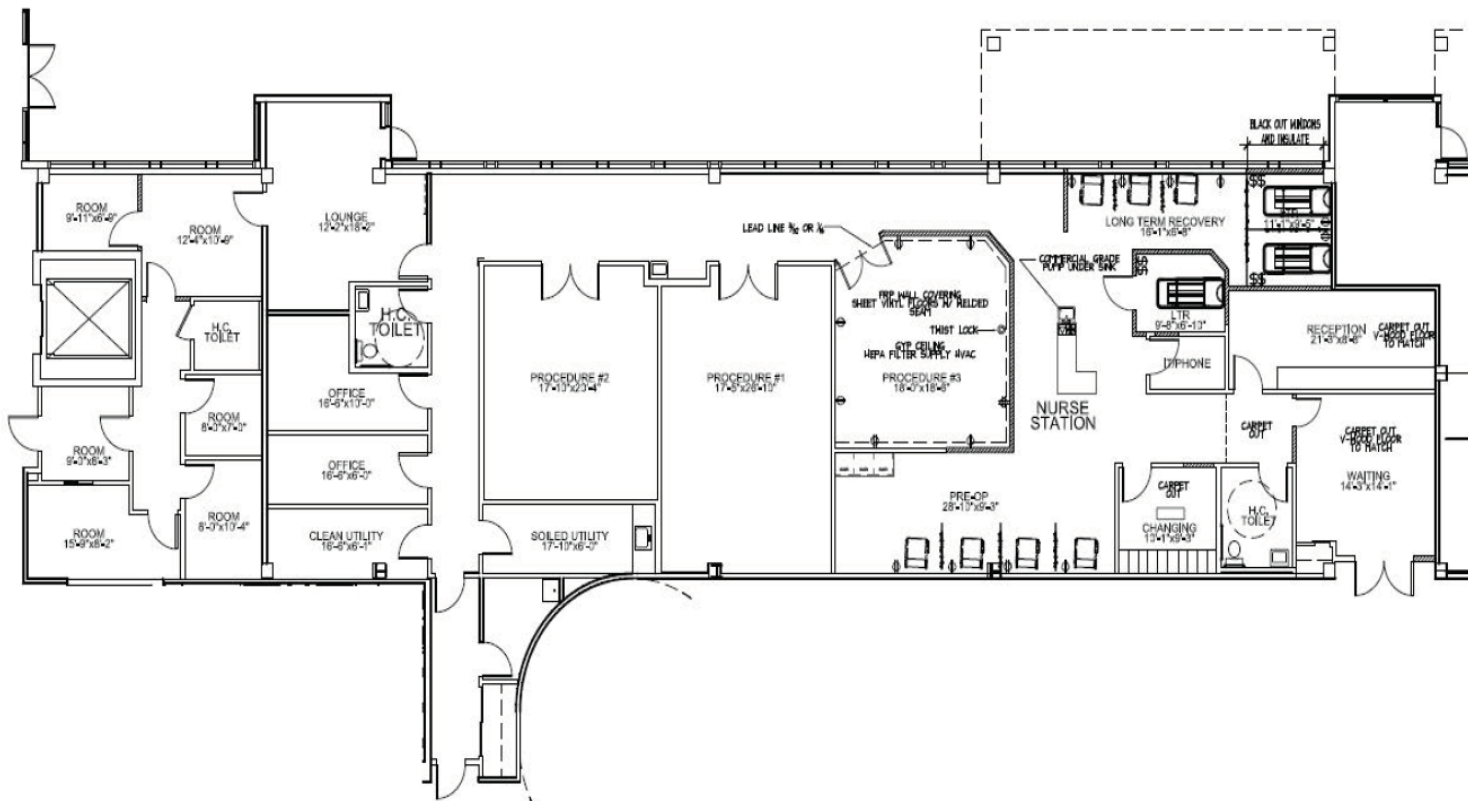
1200 Waters Place, Bronx, New York

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

Floor Plan

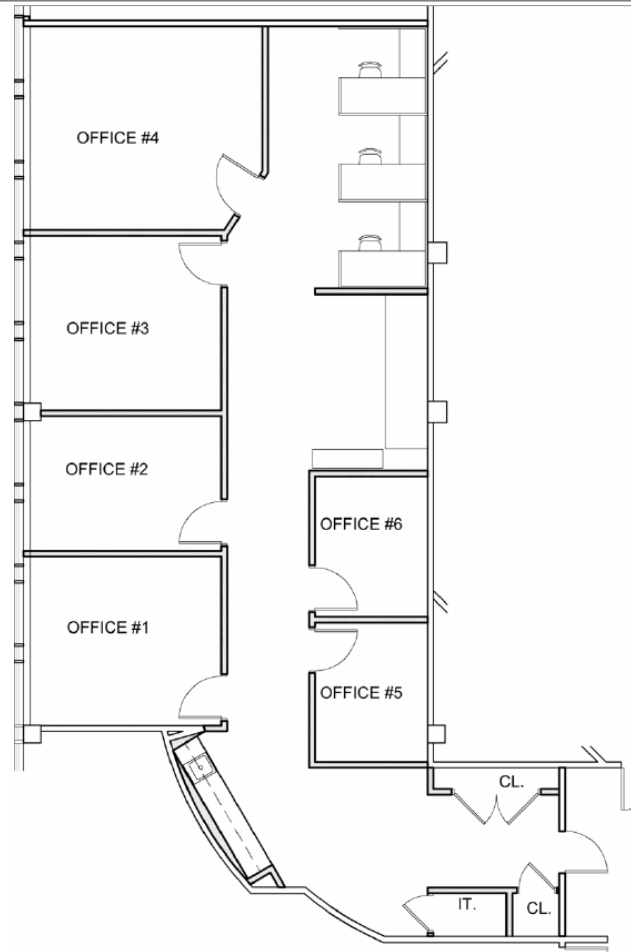
1200 Waters Place, Bronx, New York

MEDICAL/ OFFICE SPACE FOR LEASE

Up To 86,112 SF

Ground + First + Second Floors

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
- + Abundant Parking
- + MTA Bus Service BX21
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Floor Plan

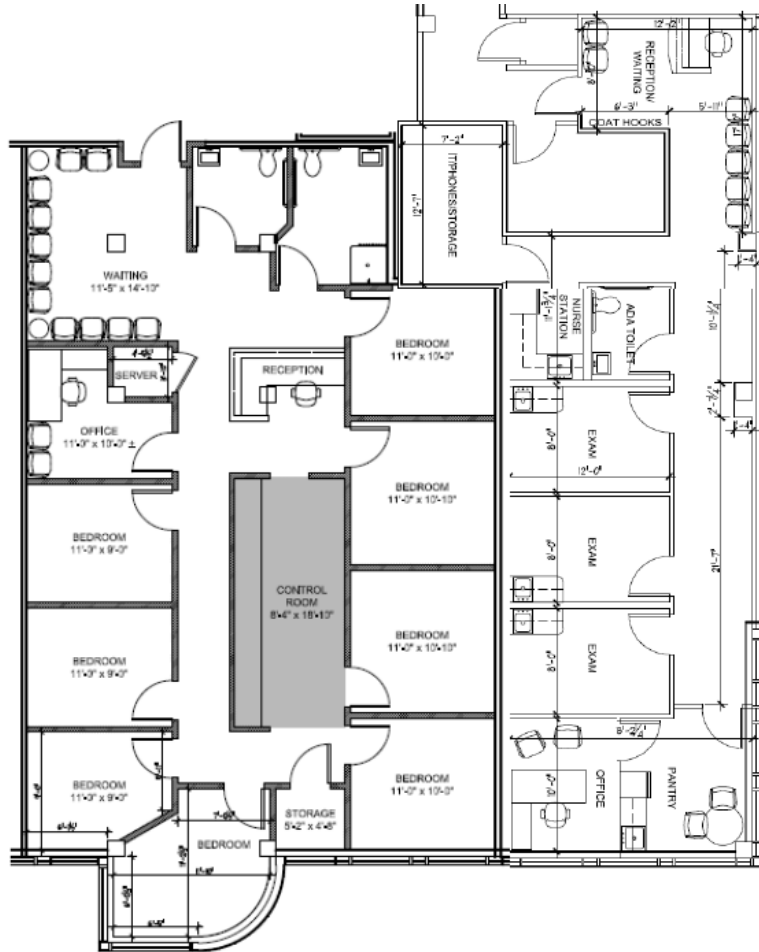
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MEDICAL/ OFFICE SPACE FOR LEASE

Up To 86,112 SF

Ground + First + Second Floors

First Floor: 3,824 SF



Property Highlights

- + 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
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Floor Plan

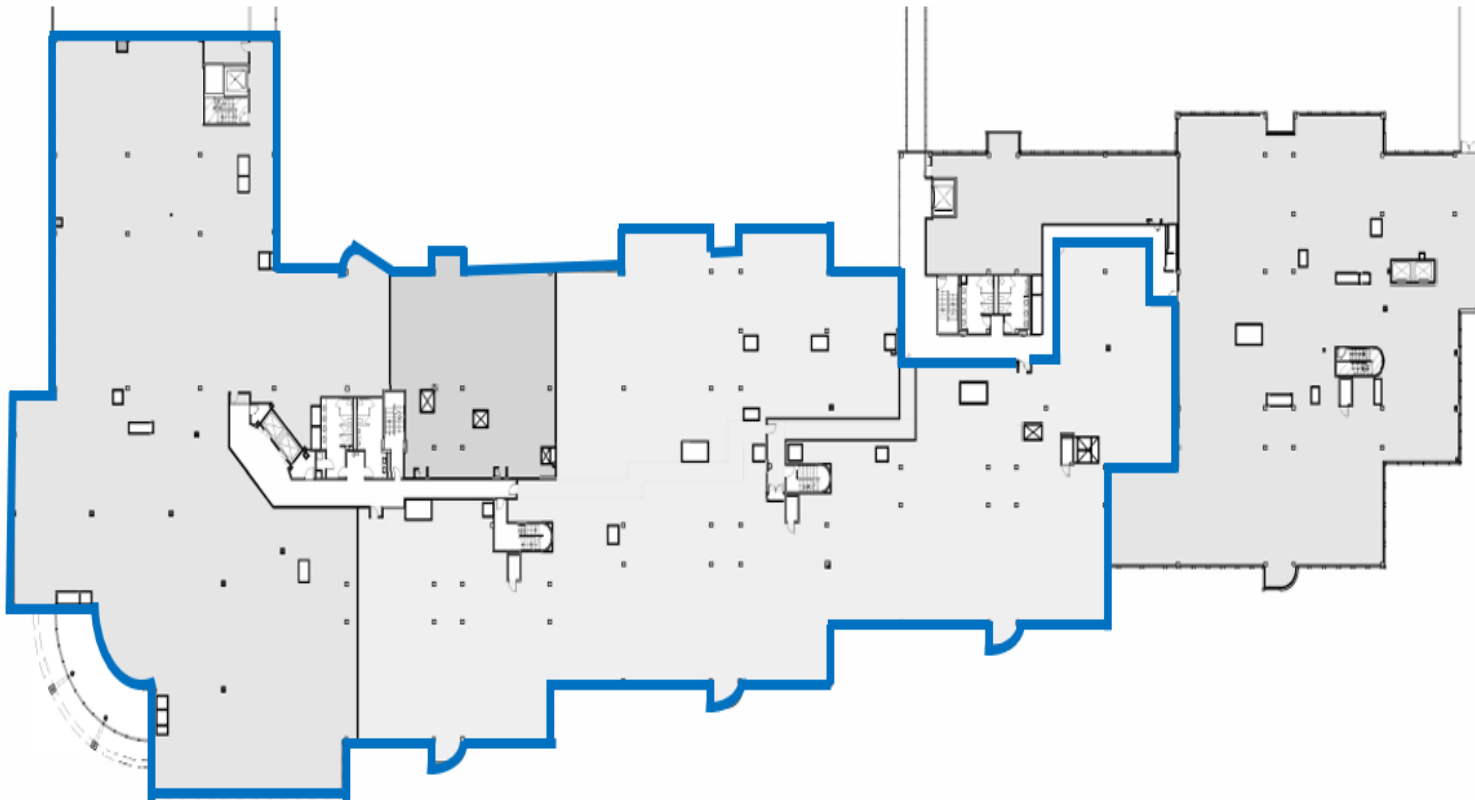
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MEDICAL/ OFFICE SPACE FOR LEASE

Up To 86,112 SF

Ground + First + Second Floors

Second Floor: 74,250 SF



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Conceptual Subdivision Plan

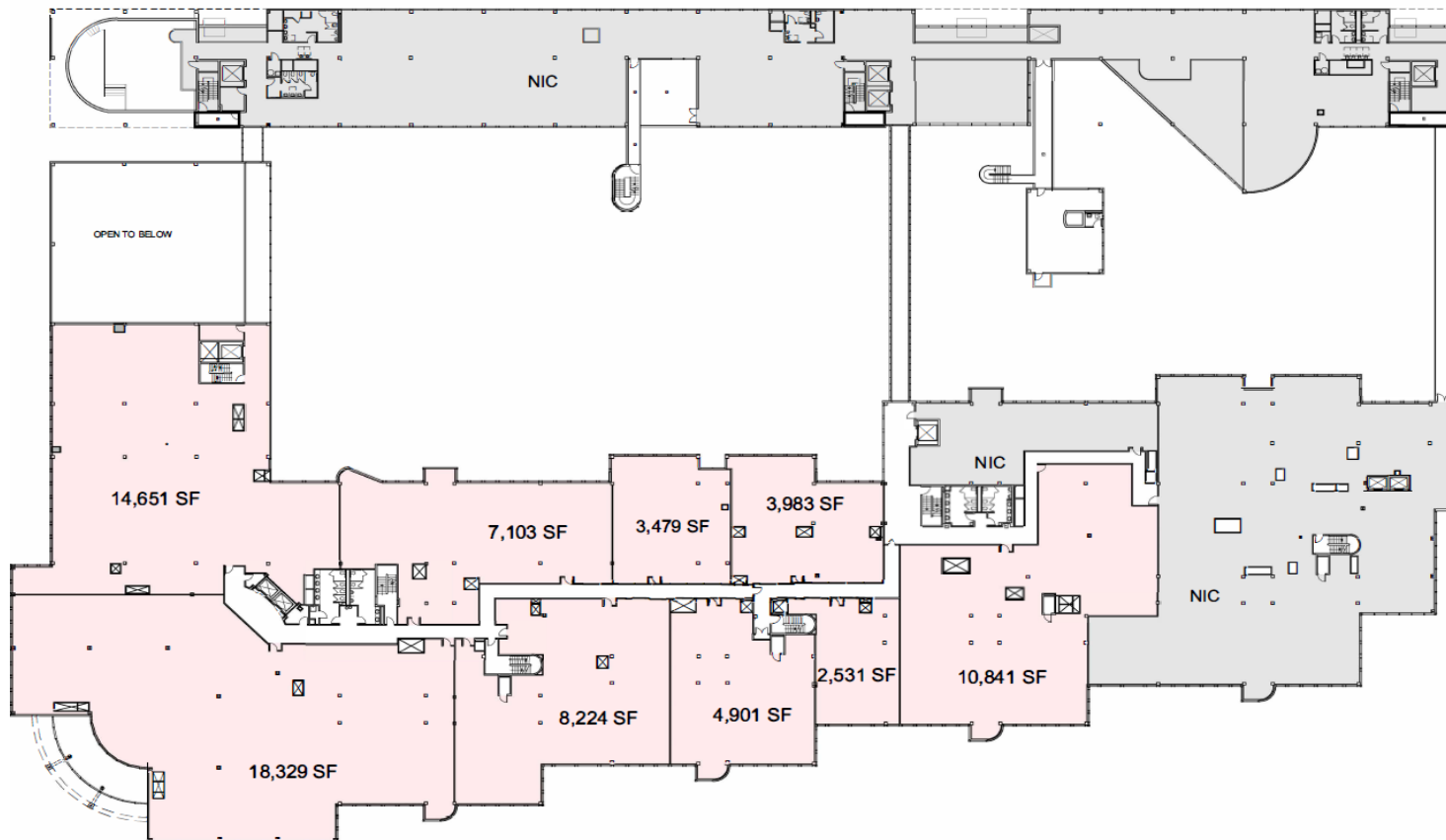
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MEDICAL/ OFFICE SPACE FOR LEASE

Up To 86,112 SF

Ground + First + Second Floors

Second Floor: 74,250 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

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Location & Landmarks

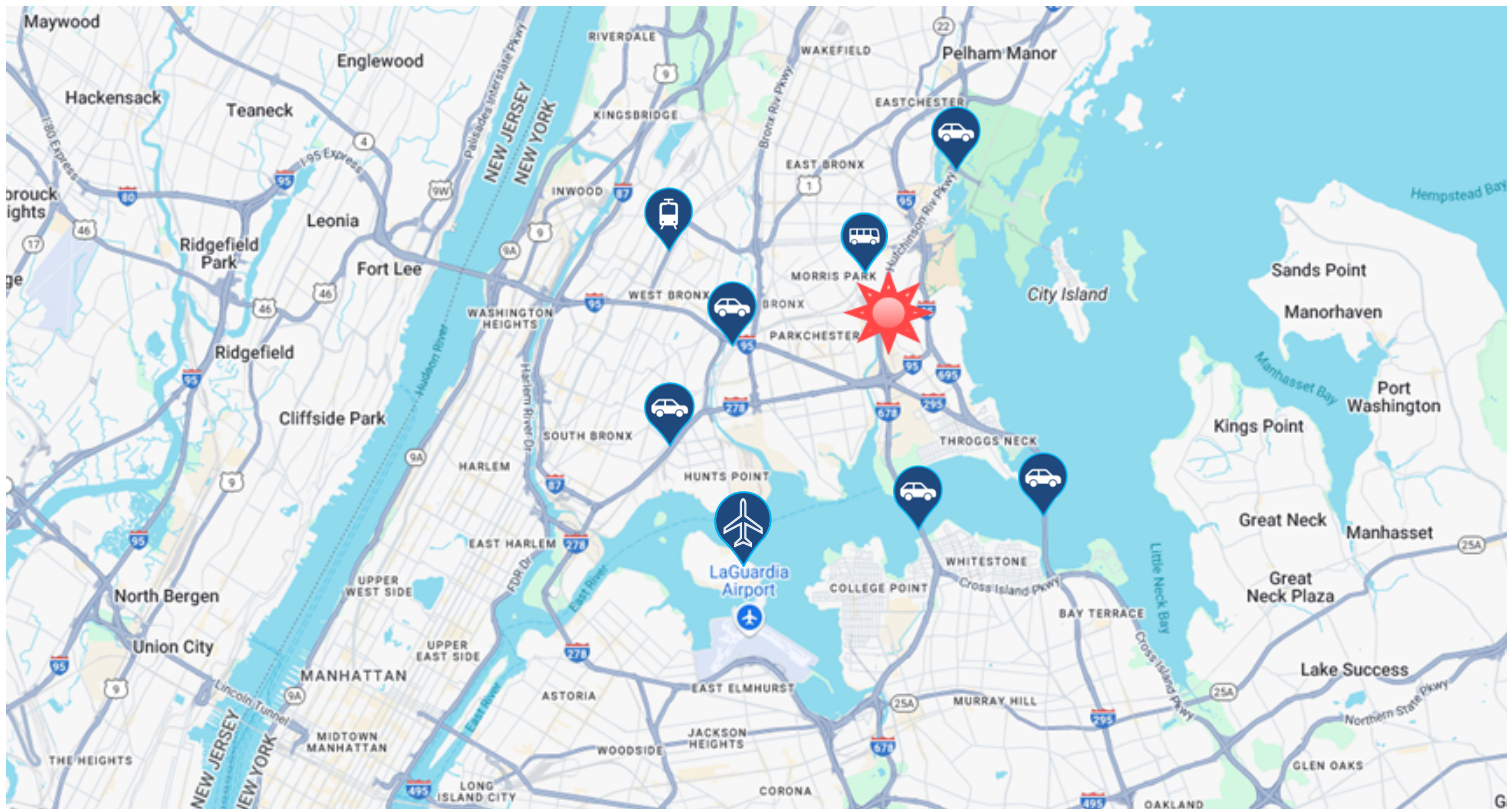
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Site Map



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