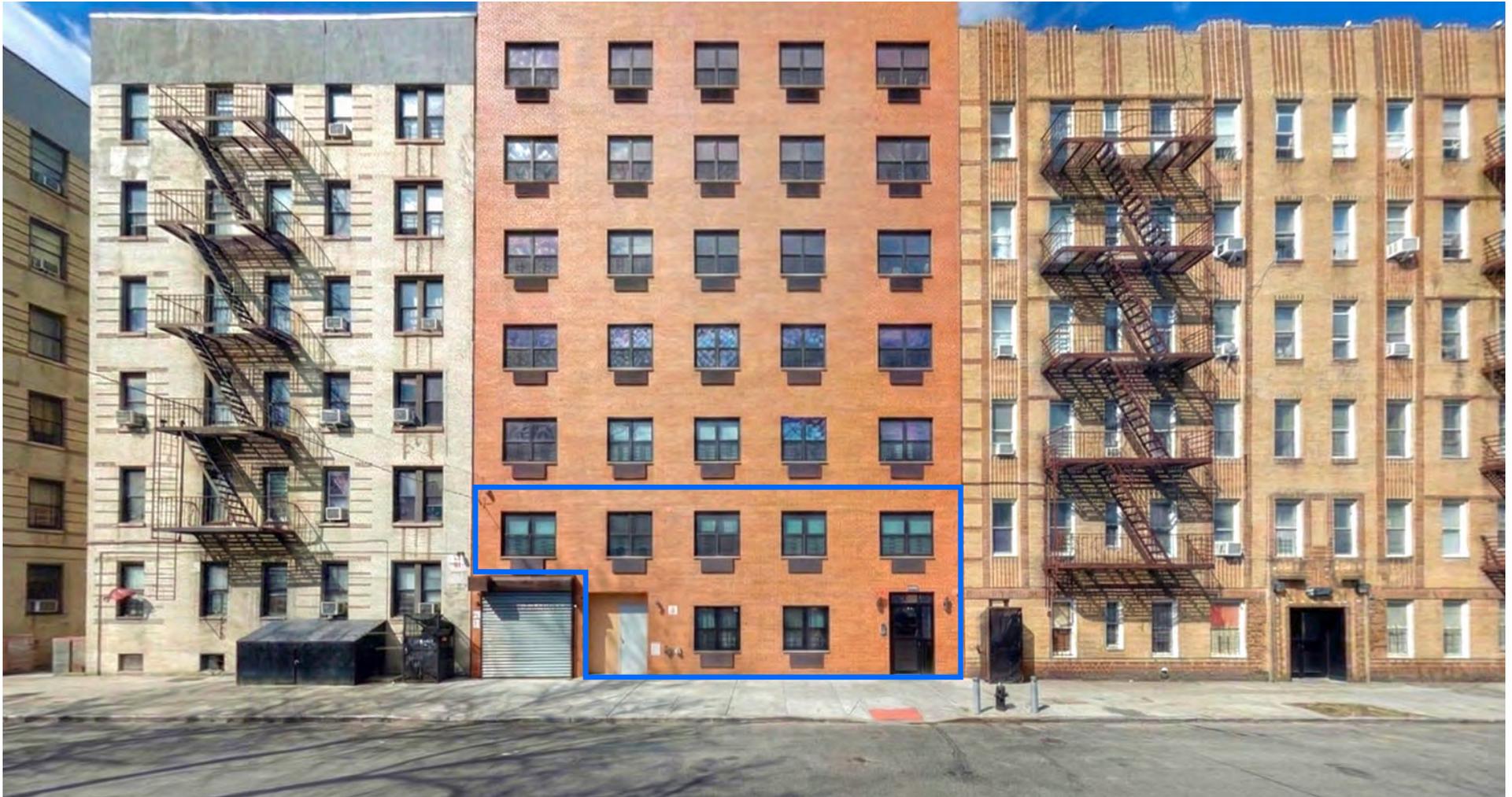


3923 CARPENTER AVENUE, BRONX, NY 10466

FOR LEASE

2,050 SF TWO-LEVEL COMMUNITY FACILITY IDEAL FOR MEDICAL, EDUCATIONAL, AND NON-PROFIT USE

Between East 222nd Street & East 223rd Street



SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

WALKER HARRISON
212.433.3355 x1029
walker.h@tristatecr.com

TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the Wakefield neighborhood of the Bronx.

SPACE DETAILS

- Brand New Development
- Turn-Key Space
- ADA Accessible
- 2 Means of Egress
- First Floor: 600 SF
- Second Floor: 1,450 SF
- Elevator

TRANSPORTATION

2 **5** Trains at 225th Street & 219th Steet

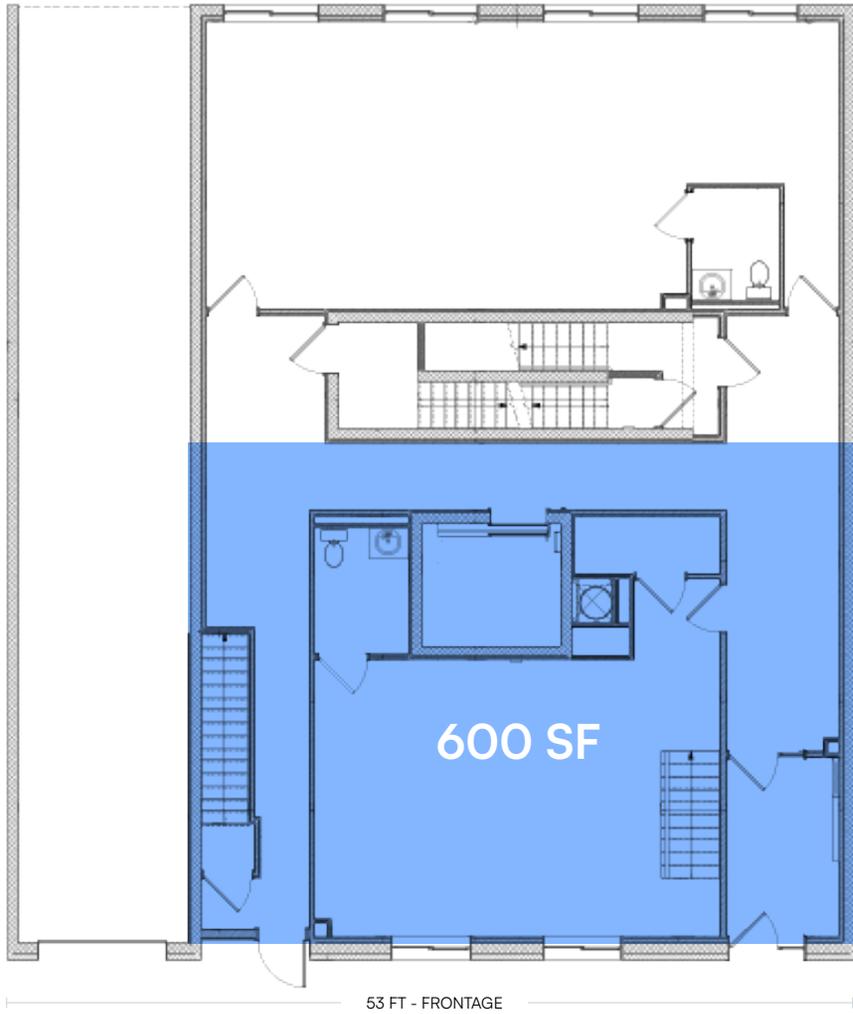
BX39 **BX8** Bus Lines

NEIGHBORS

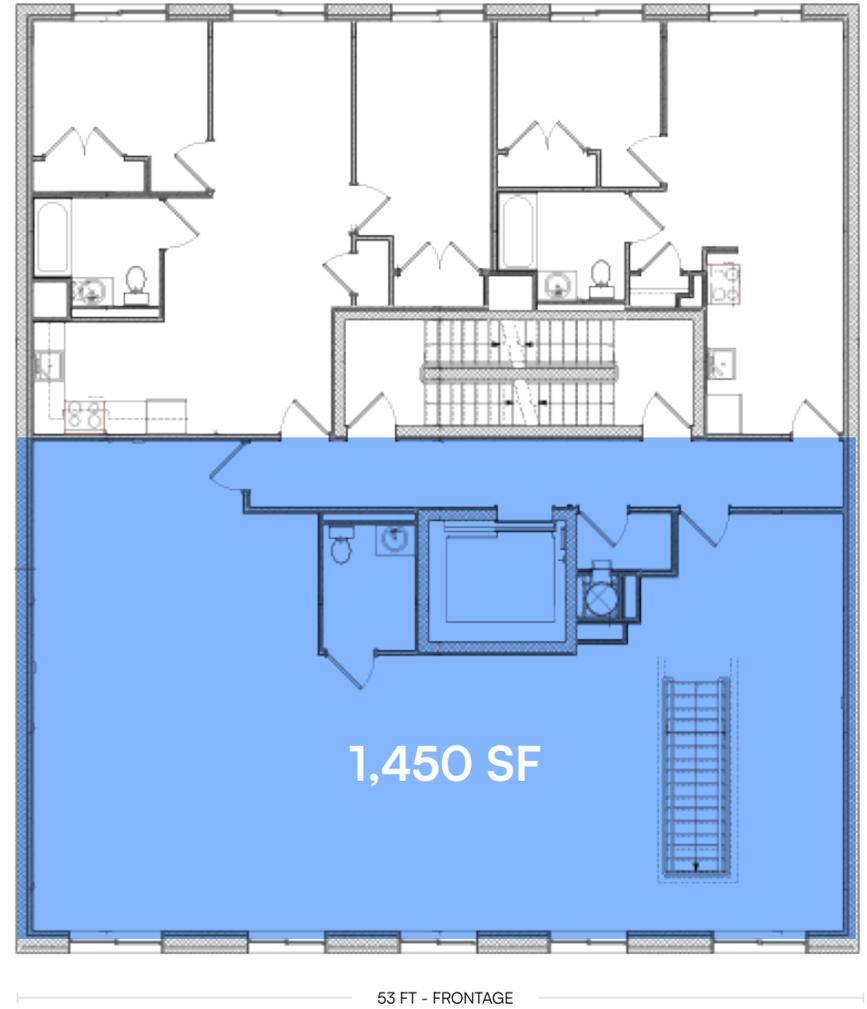
Walgreens, Domino's, Foot Locker, T-Mobile, Subway, Blink Fitness, Western Beef Supermarket, Golden Krust, Ridgewood Savings Bank, Papa Johns, Food Universe Marketplace, Bronx Charter School, Montefiore, Moses Campus, PS 103 and more!



FLOOR PLANS



FIRST FLOOR



SECOND FLOOR

All square footages are approximate

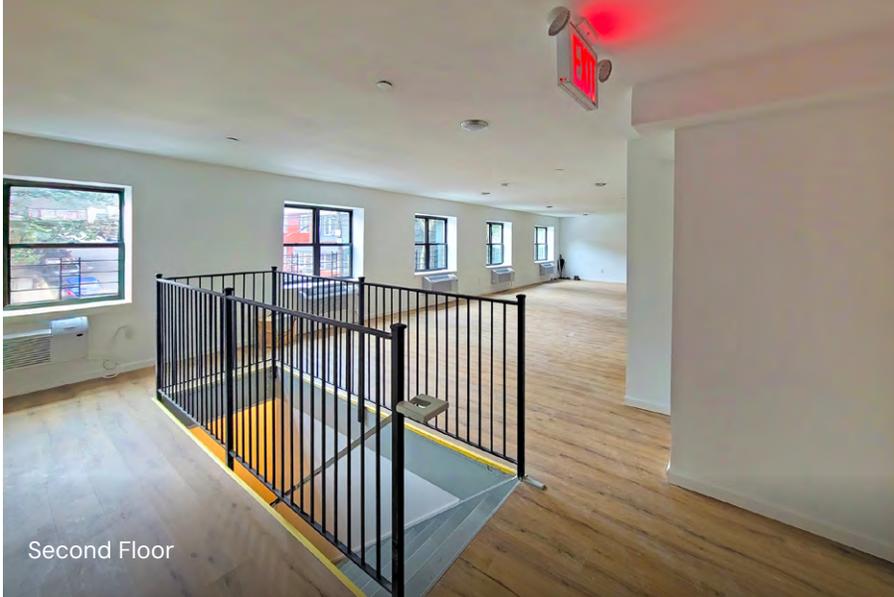
PROPERTY PHOTOS



First Floor



First Floor



Second Floor



Elevator

PROPERTY RENDERINGS / SMALL MEDICAL CLINIC + THERAPY UPSTAIRS

FIRST FLOOR (600 SF)

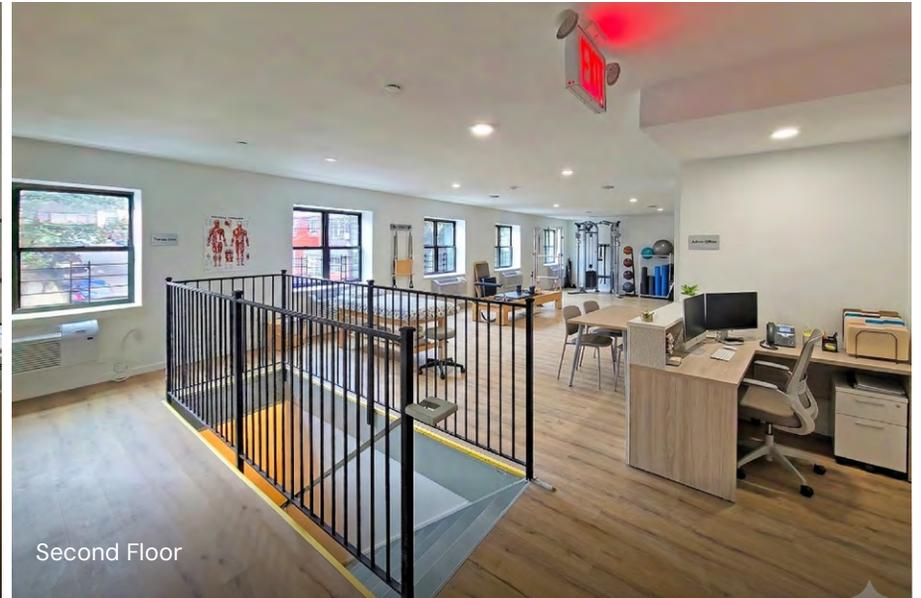
- Reception
- 1–2 Exam Rooms
- Waiting Area

IDEAL TENANTS

- Pediatric Clinic
- Behavioral Health Provider
- Speech / Occupational Therapy
- Physical Therapy

SECOND FLOOR (1,450 SF)

- Physical Therapy
- Speech Therapy
- Counseling
- Admin Offices
- Psychologist Office



PROPERTY RENDERINGS / DAYCARE - EARLY CHILDHOOD CENTER

FIRST FLOOR (600 SF)

- Check-In / Office
- Toddler Classroom

IDEAL TENANTS

- Independent Daycare
- Universal Pre-K Provider
- Nonprofit Childcare Center

SECOND FLOOR (1,450 SF)

- Classrooms
- Staff Office
- Tutor Classroom



First Floor



Second Floor



Second Floor Tutor Classroom

PROPERTY RENDERINGS / NONPROFIT - SOCIAL SERVICES HUB

FIRST FLOOR (600 SF)

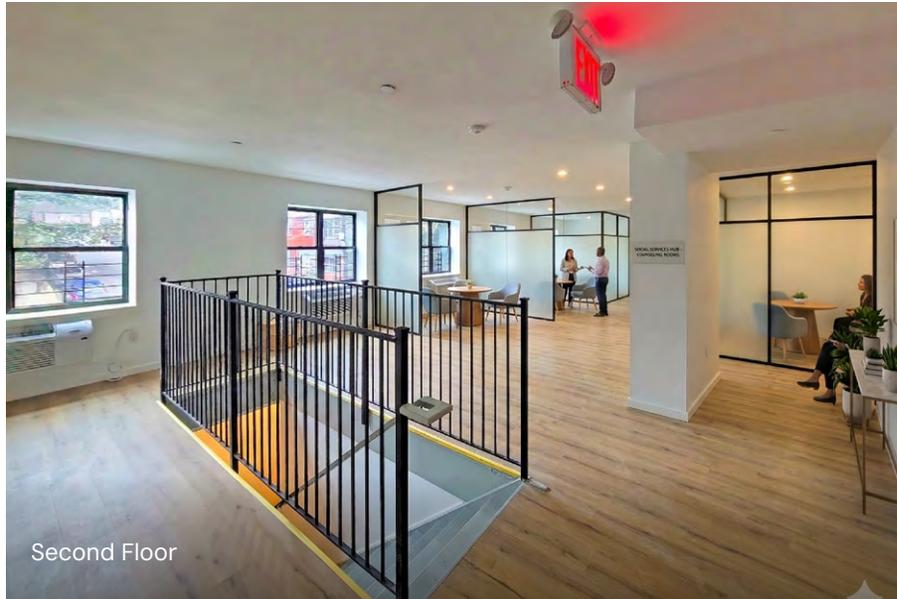
- Intake Office
- Waiting Area

IDEAL TENANTS

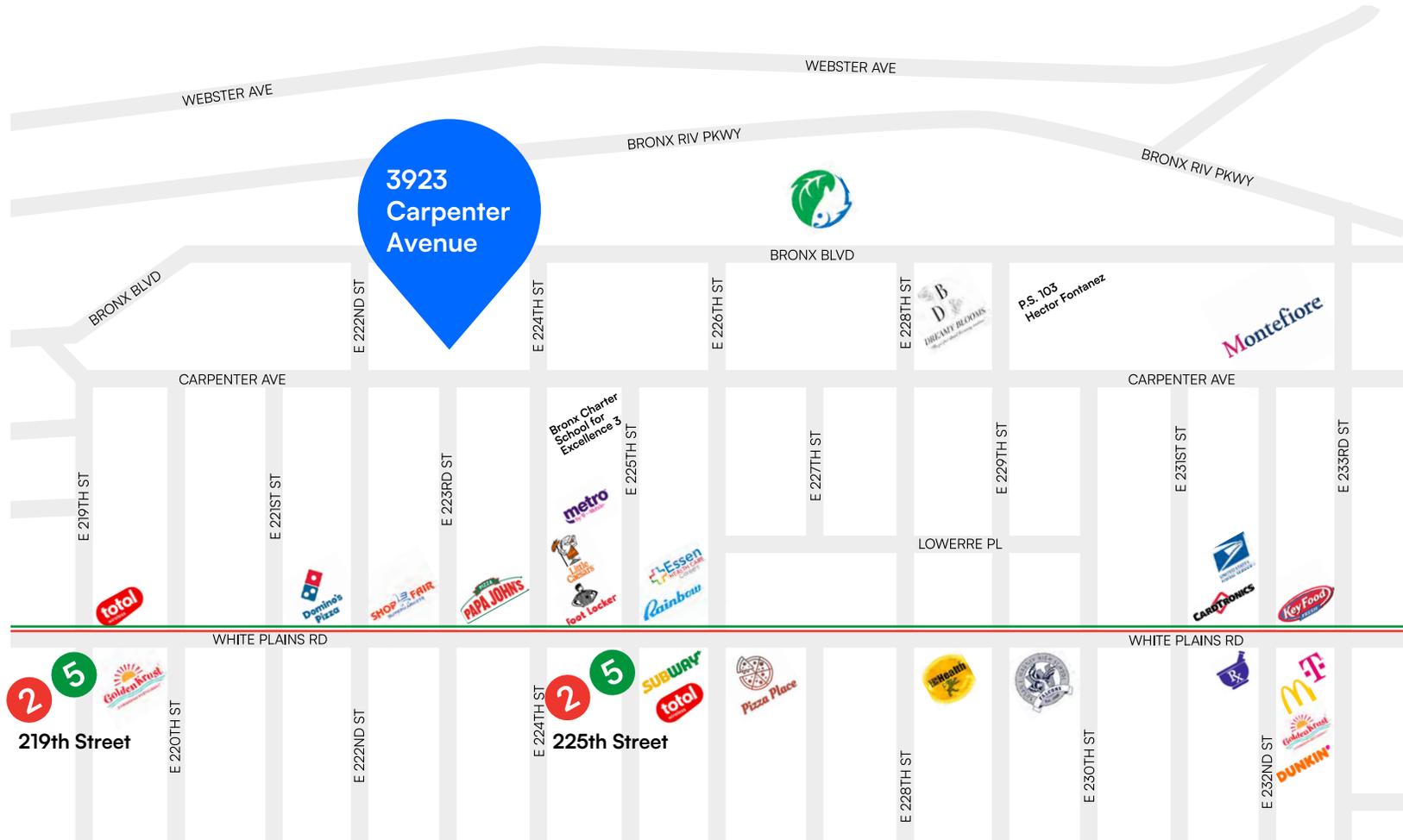
- Workforce Training
- Youth Mentoring
- Immigrant Services
- Housing Counseling
- Case Management

SECOND FLOOR (1,450 SF)

- Classrooms
- Counseling Rooms
- Meeting Space



RETAIL MAP



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TSC.