



JLR Realty Inc

# 412 E 147th Street

## Bronx, NY

### P 4TH & 5TH FLOORs AVAILABLE



RENT:  
\$35/prsf



POSSESSION:  
Immediate

**RSF**

4th: 3,091rsf  
5th: 1,934rsf



ELECTRIC:  
Submetered



TERM:  
Negotiable

***Contacts:***

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### BUILDING FEATURES

- Renovated lobby and elevators
- Attended lobby
- New windows and renovated bathrooms
- Ideal for non profits, medical and clinical services
- Parking garage in the building
- Ideal location near The Hub and between 149th St 3rd Ave station for 2 and 5 trains and 149th St/3rd Ave Stations - 149th St/Grand Concourse stations for the 2,5 and 4 trains

### SPACE FEATURES

- Great light and views
- Fully built out
- Cleaning included
- Central air conditioning
- 4th Floor
  - ~~4,764rsf Possession: Immediate~~ **LEASED**
  - 3,091rsf Possession: Immediate
  - The remaining unit comprises the entire windowed frontage along the corner of 147th St towards Brooke Ave
- 5th Floor
  - 1,934rsf Possession: Immediate



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MAP



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**P 2nd Floor  
4,300sf**

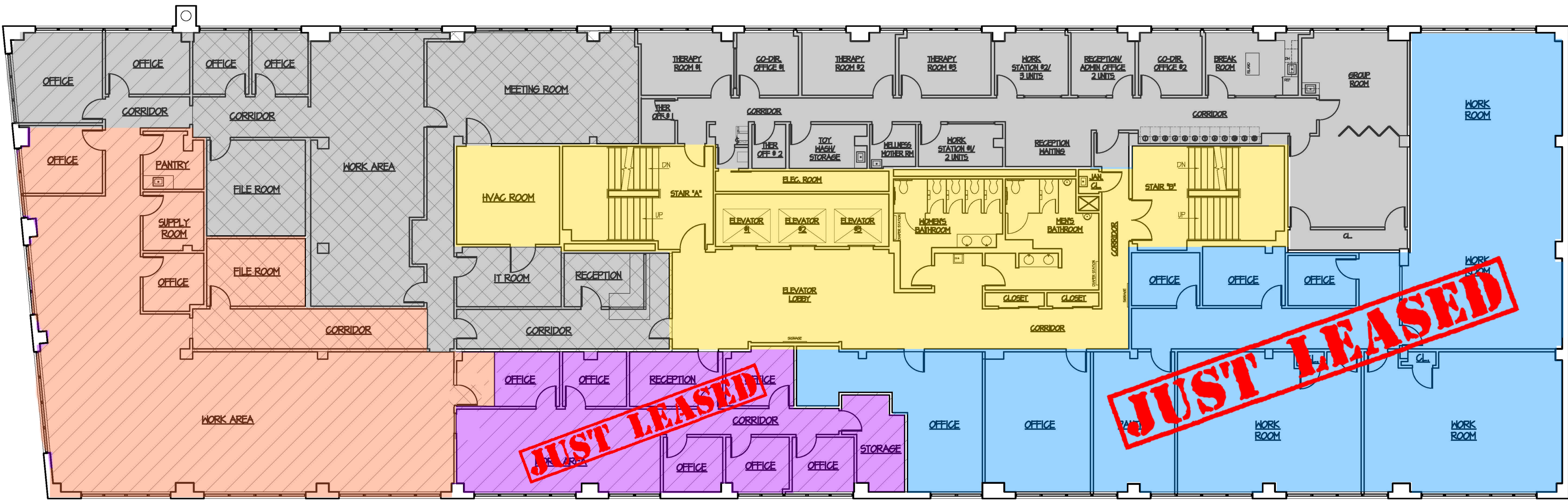


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-  NOT AVAILABLE
-  COMMON AREA
-  AVAILABLE: 3,091rsf

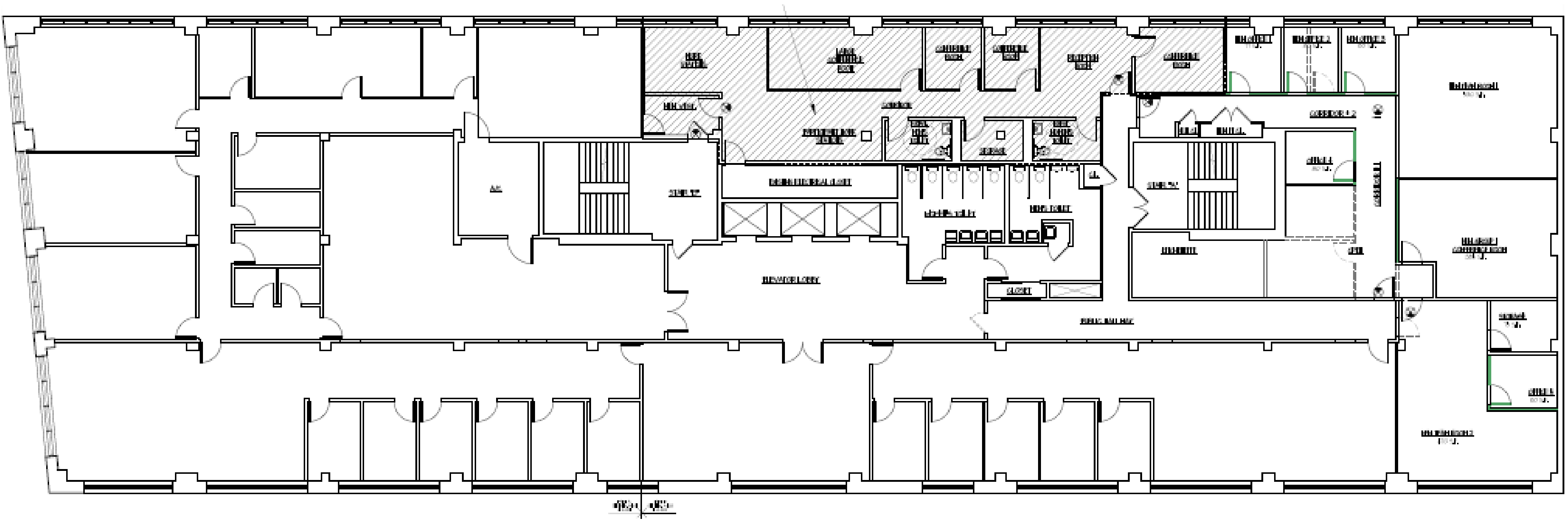
### Floor Plan

### P 4th Floor



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EXISTING FIFTH FLOOR KEY PLAN  
SCALE: 1/8" = 1'-0"

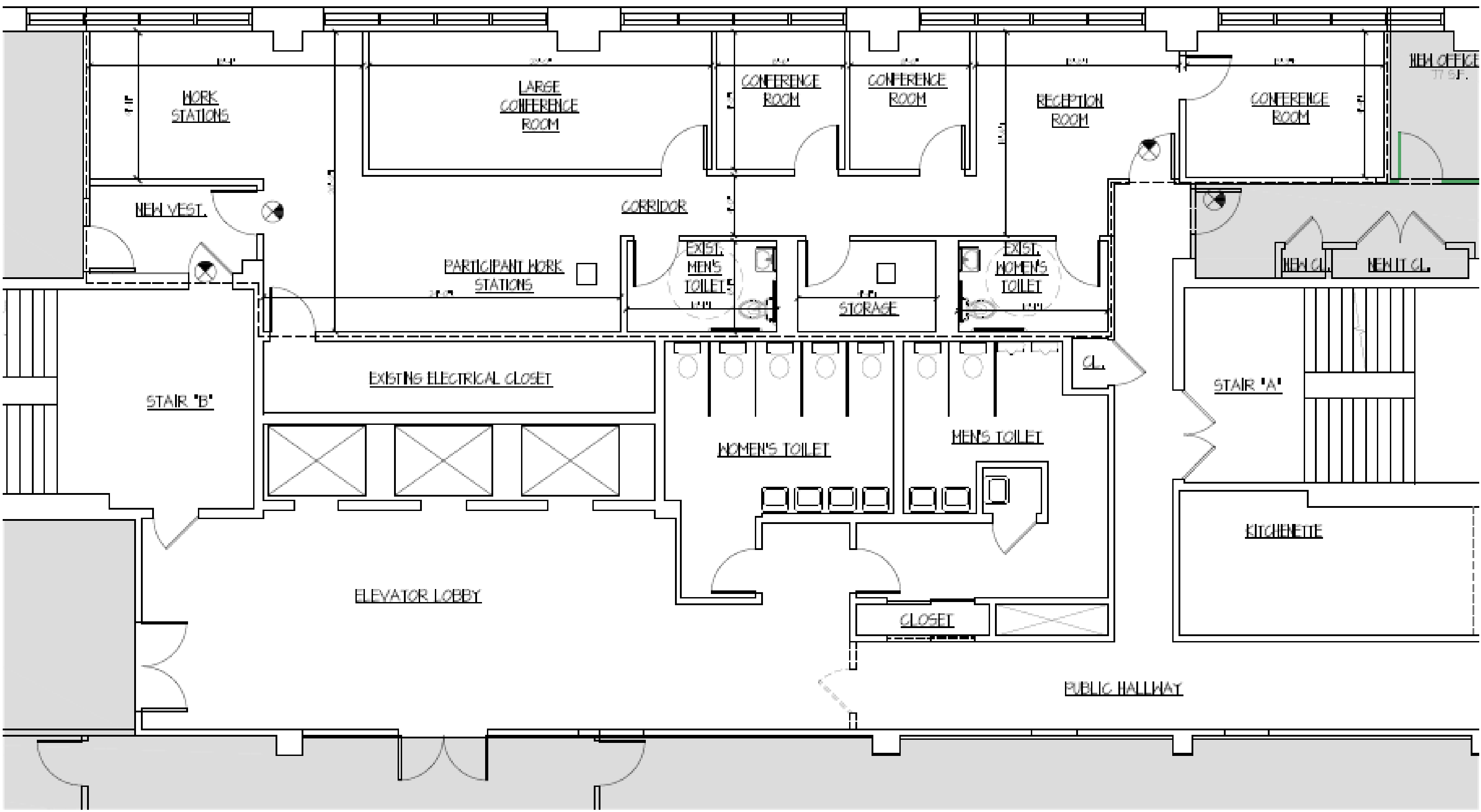
# Key Plan

## 5th Floor



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**Floor Plan**  
**P 5th Floor**  
**1,934rsf**































YOUNG ADULT ACT



















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