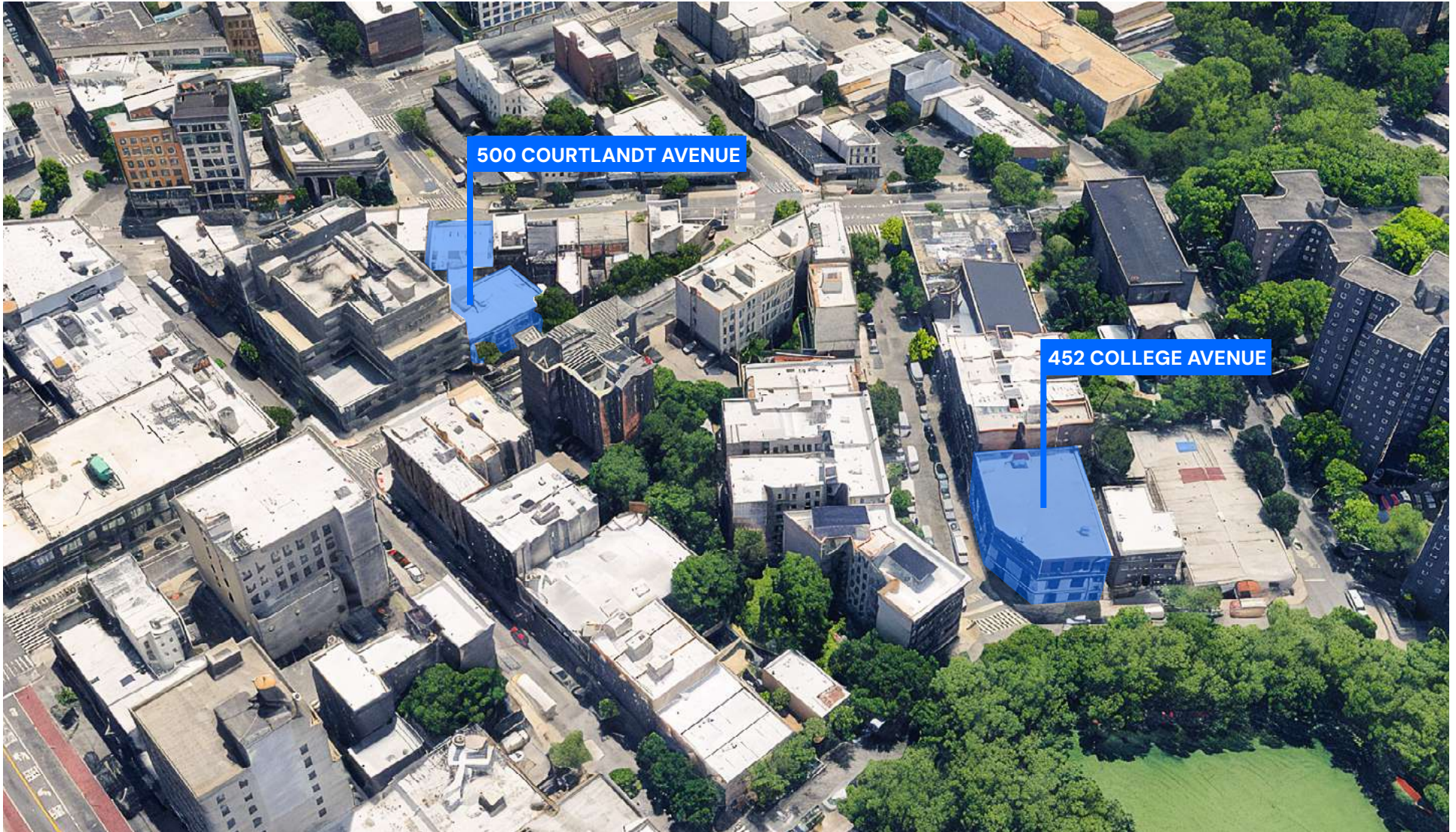


452 COLLEGE AVENUE, BRONX, NY 10451 & 500 COURTLANDT AVENUE, BRONX, NY 10455

FOR SUBLEASE

18,000 – 36,300 SF TWO TURNKEY SCHOOLS IN PRIME MOTT HAVEN

South Bronx – Mott Haven – Prime Location for This Use



SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

TRI STATE COMMERCIAL®

EXECUTIVE SUMMARY

The Available School Spaces Can Be Subleased Either Together as a Combined Campus or Separately as Individual Facilities, Offering Flexibility to Accommodate a Range of Tenant Needs.

452 COLLEGE AVENUE

- 180 Students
- 18,300 SF

Lease Terms

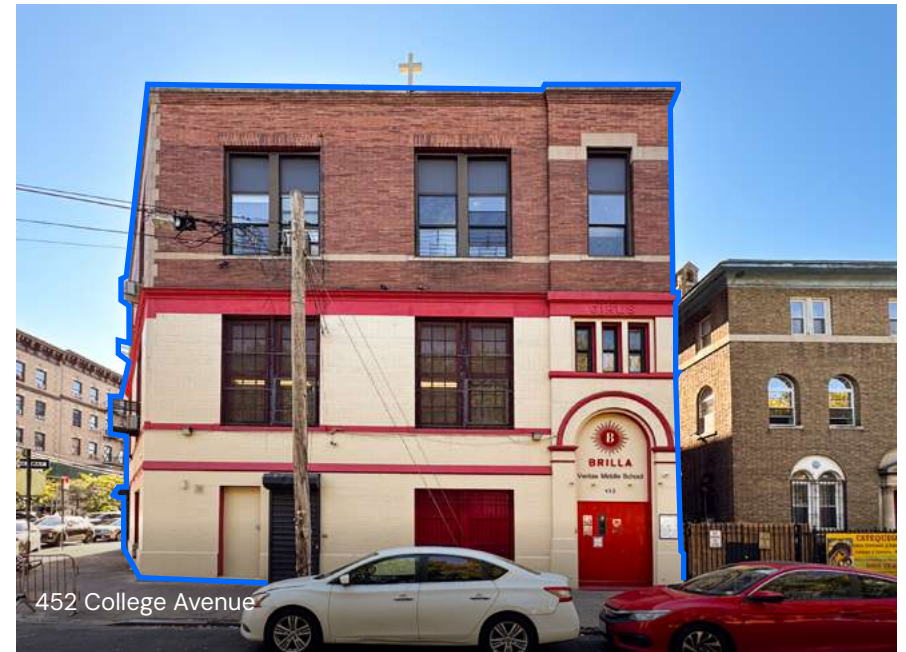
- Commencement Date: July 1, 2024
- Expire June 30th 2030 With Renewal Rights Until June 2045

500 COURTLANDT AVENUE

- 180 Students Currently (Will Likely Tap out at 200 Students)
- 18,000 SF

Lease Terms

- Commencement Date: August 1, 2016
- Lease Expires (July 31st 2046)
- Renewal Option: One (1) additional 10-year term (Aug 1, 2036 – July 31, 2046), provided notice given 12 months before expiration and no default



452 COLLEGE AVENUE

SPACE DETAILS

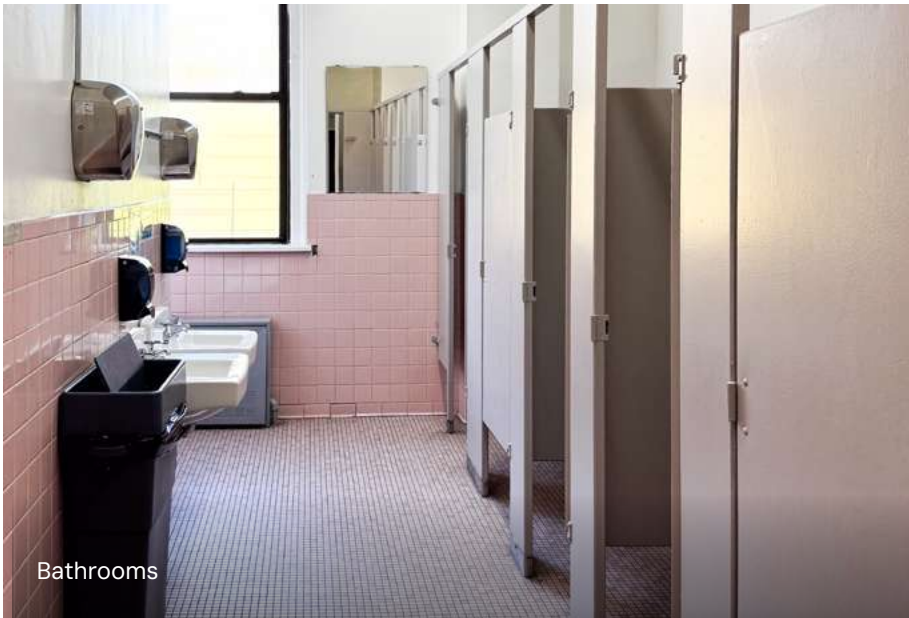
- Basement: 6,390 SF
- First Floor: 5,955 SF
- Second Floor: 5,955 SF
- 11 Classrooms
- 8 Offices
- Cafeteria
- Boiler Room
- Kitchen
- Janitor Closet
- 10 Bathrooms

18,300 SF

Total Space



Teacher's Room

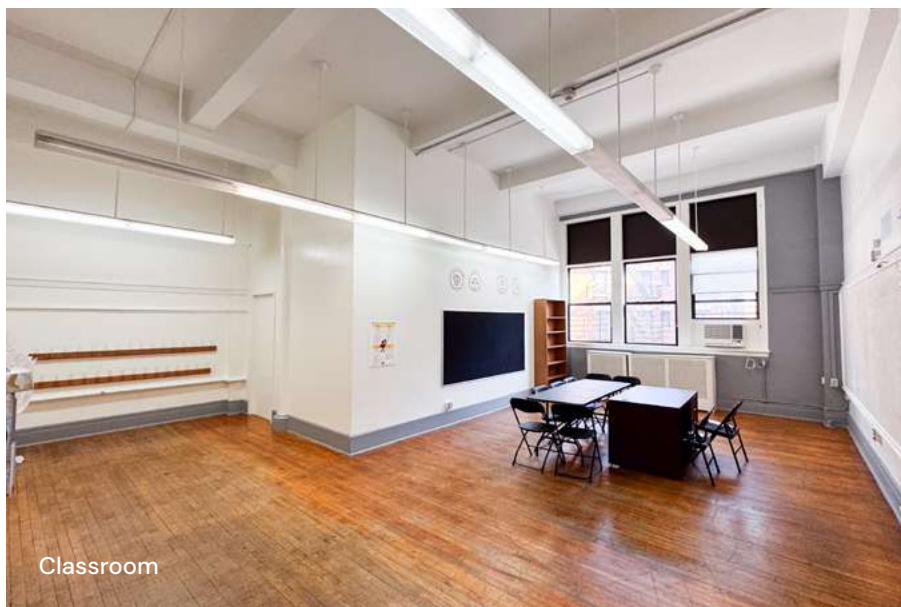
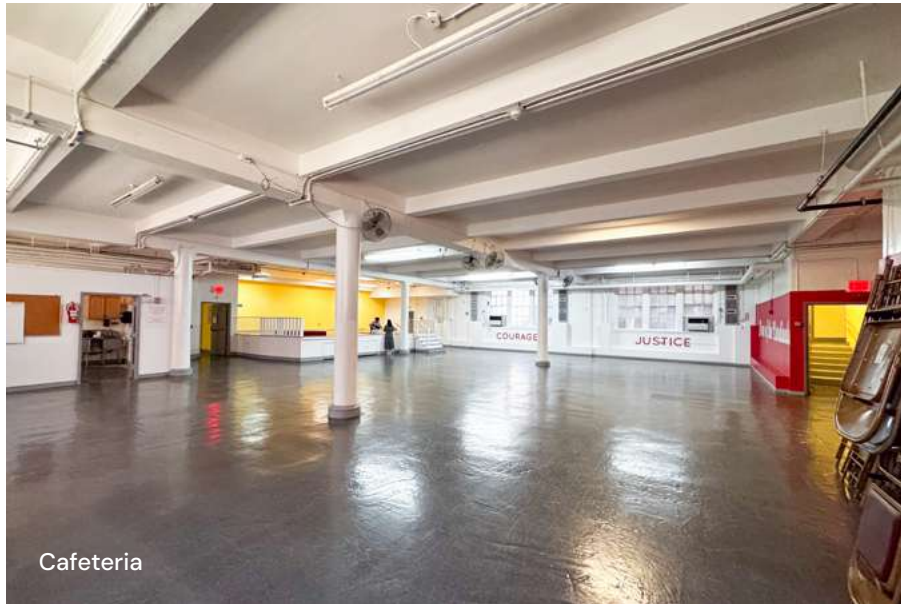


Bathrooms

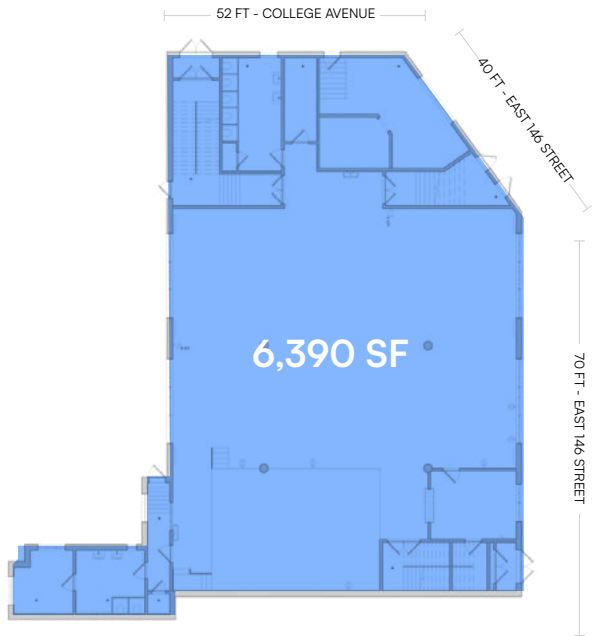


Cafeteria

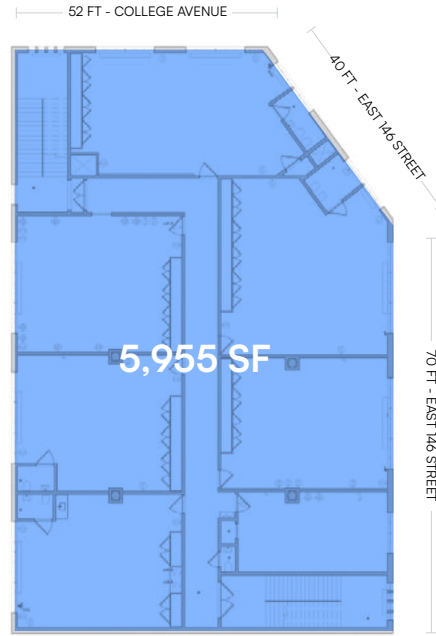
452 COLLEGE AVENUE / PROPERTY PHOTOS



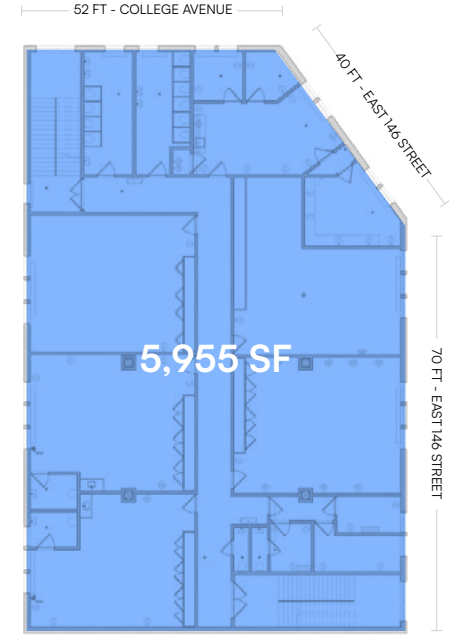
452 COLLEGE AVENUE / FLOOR PLANS



BASEMENT



FIRST FLOOR



SECOND FLOOR

All square footages are approximate

500 COURTLANDT AVENUE

SPACE DETAILS

- Also Known As 2789 Third Avenue
- Equipped with Sprinklers
- Capacity: 180 Students
- 17 Classrooms
- Main Office
- Nurses Office
- 2 Administrator Offices
- Art Room
- Recreation Room
- Teachers Lounge
- Conference Room
- Resource Room
- Guidance Counselor's Office
- 8 Bathrooms
- Copy Room

18,000 SF

Total Space



Classroom



Classroom



Gym

500 COURTLANDT AVENUE / PROPERTY PHOTOS



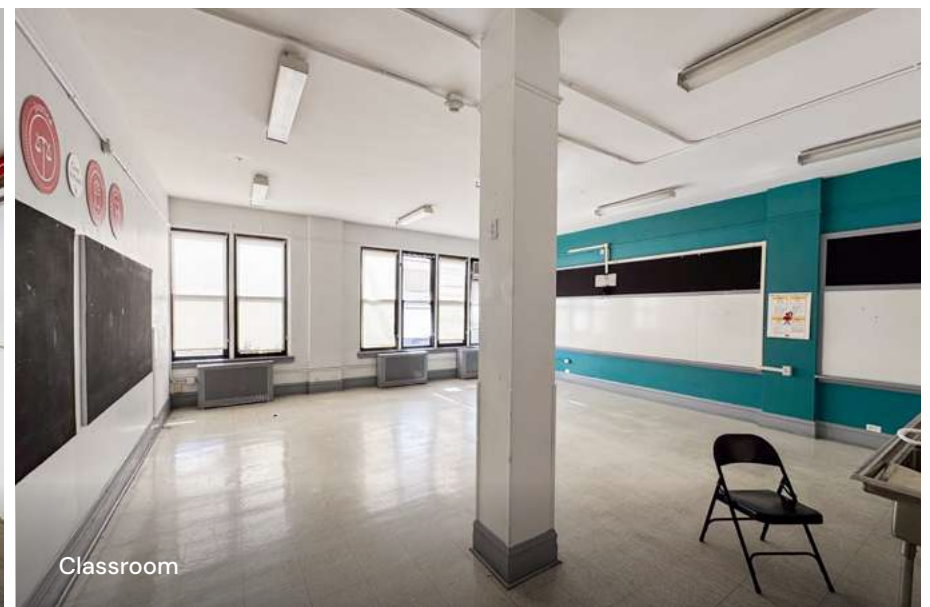
Classroom



Classroom



Classroom

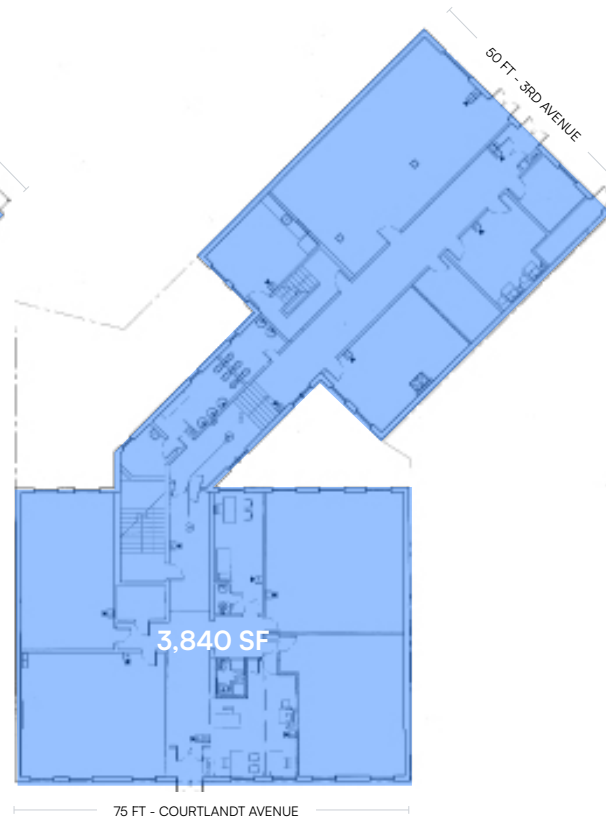


Classroom

500 COURTLANDT AVENUE / FLOOR PLANS



BASEMENT



FIRST FLOOR



SECOND FLOOR

All square footages are approximate

CERTIFICATE OF OCCUPANCY



Melanie E. La Rocca,
Commissioner

Rodney F. Gittens, R.A, MBA
Borough Commissioner

1932 Arthur Avenue
Bronx NY 10457
www.nyc.gov/buildings

718 960 4709 tel
718 579 6767 fax

To whom it may concern:

This is in response to your request submitted on July 27, 2020, for a Letter of No Objection (LNO) for a School (UG) 3 at 452 College Avenue. No Certificate of Occupancy exists for this property in the Department of Buildings. (DOB). The records from the DOB Block and Lot Folder show a basement plus two-story building owned by St. Rita's Church per New Building Application No. 32 of 1914. The proposed School is classified as Use Group (UG) 3. The Department of Finance records confirm a miscellaneous Educational Facility under the Code W9. Additionally, an inspection conducted by the DOB on August 26, 2020 determined the premises to have adequate light, air, egress and required Fire Alarm.

Therefore, the Department of Buildings (DOB) has No Objection to a School UG 3 at 452 College Avenue subject to the following additional conditions.

1. A functional fire alarm system is required for all Educational occupancies and must always be operated.
2. All exits and means of egress must always be unobstructed and illuminated exit signs shall be functional.
3. Provide fire protection systems throughout to comply with the NYC Building and Fire Codes as required.
4. The School will be operated Monday through Friday, 7:00 am to 5:00 pm September through June for up to 220 Children.

If this building is hereafter altered or its use changes, an application for such alteration work or change of use must be filed and a Certificate of Occupancy shall be obtained pursuant to Article 118, Chapter 1 of Title 28 of the NYC Administrative Codes.

I trust this information is of assistance to you.

Sincerely,

Rodney F. Gittens, R.A, MBA
Borough Commissioner

build safe | live safe

452 COLLEGE AVENUE

Form 50-1111M-701311 (52) 114

DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF BRONX, CITY OF NEW YORK

No. 14240

Date MAY 27 1954

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No. 1900-45

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building—premises located at
500-506 Courtlandt Ave. through to 2780-03 Third Ave.

Block 2397 Lot 21

conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Construction classification—Nonfireproof

Occupancy classification—PUBLIC

Height 2 Story & 1/2 stories, 25 feet

Date of completion—5-5-54

Located in Residence Use District

Area, Class 1, Height Zone at time of issuance of permit

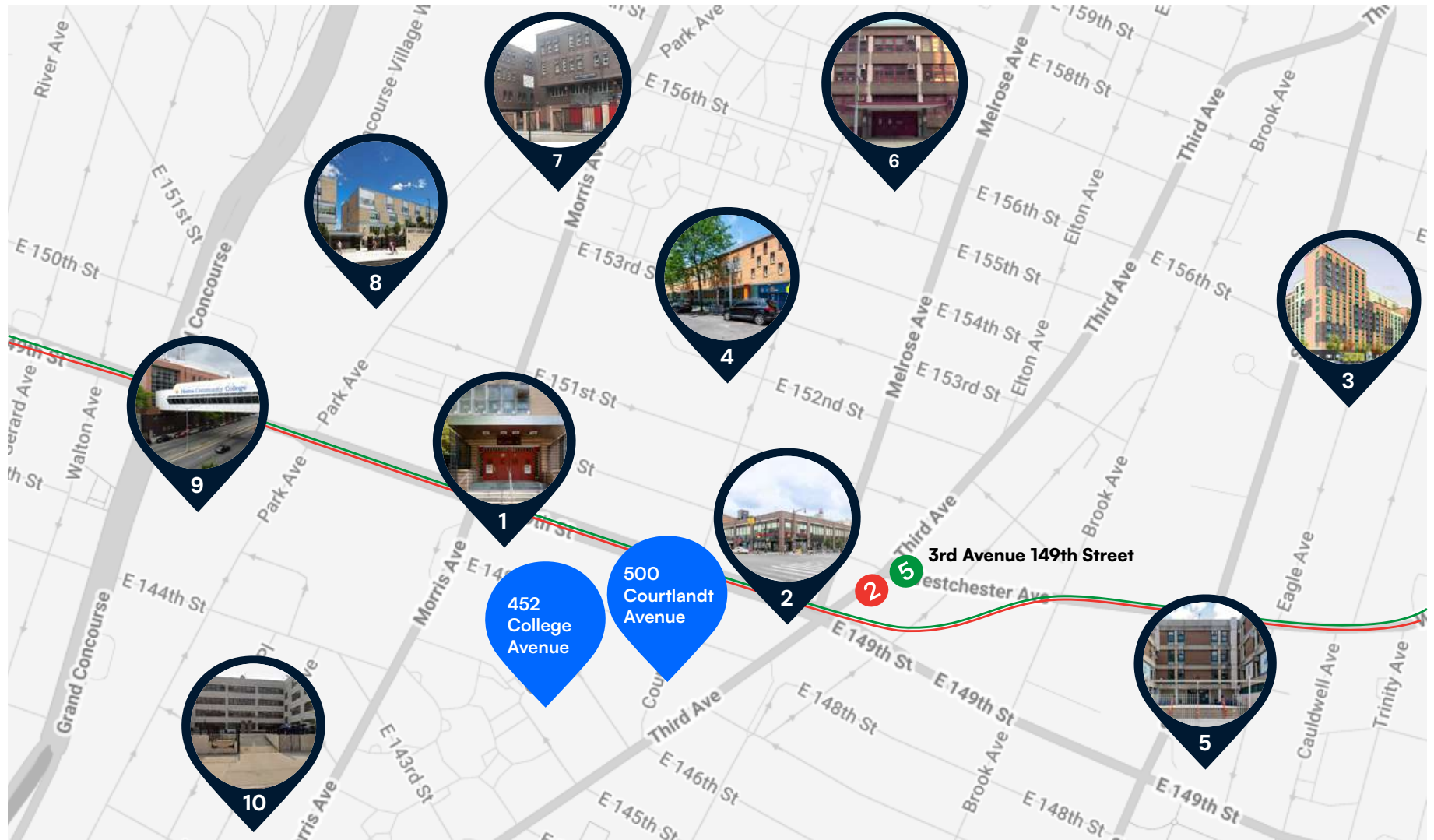
This certificate is issued subject to the limitations hereinafter specified and to the following provisions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS (Lbs. per Sq. Ft.)	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Basement	On ground			200	Boiler Room, Storage and Cafeteria
First	120			200	Gymnasium, Office, and Classrooms
Second	60 & 75			200	Office, Lunchroom Classrooms
NOTE: Fire Dept. Permit #0230615 issued 5-25-55 for a 500 gallon fuel oil tank. NOTE: Fire Dept. approval of Interior Fire Alarm System and Fire Extinguishing Equipment installed.					

500 COURTLANDT AVENUE

NEARBY SCHOOLS MAP

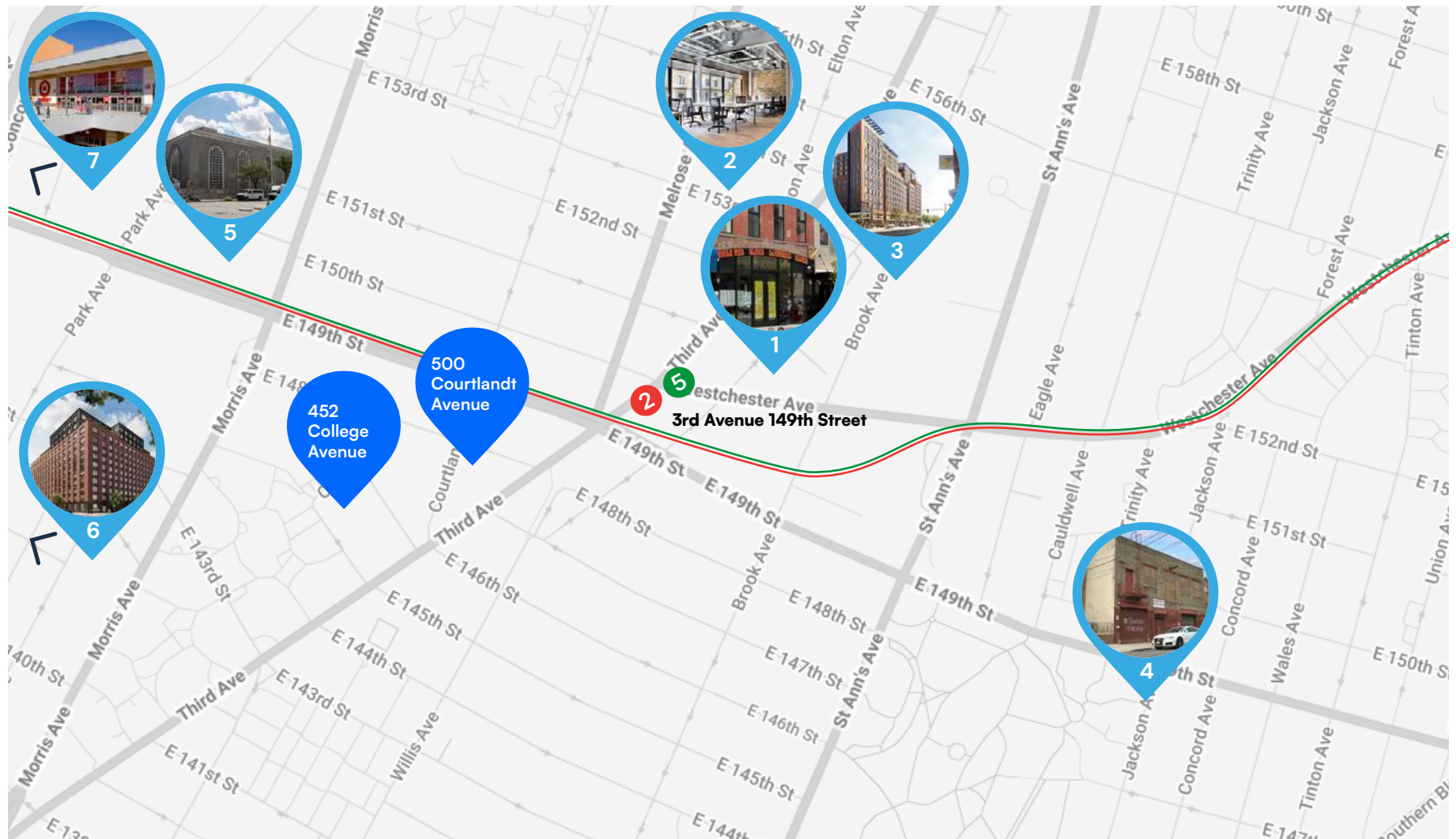


1. PS 18 John Peter Zenger (502 Morris Avenue)
2. Creo College Preparatory Charter School (524 Courtlandt Avenue)
3. Brilla Veritas Elementary School (600 East 156th Street)
4. PS 1 Courtlandt School (335 East 152nd Street)

5. Hostos-Lincoln Academy of Science (600 Street Ann's Avenue)
6. Bronx Elementary School 29 (758 Courtlandt Avenue)
7. KIPP Academy Middle School (250 East 156th Street)

8. Mott Haven Educational Campus (730 Concourse Village W)
9. Hostos Community College (Mott Haven Educational Campus)
10. Paul Robeson Educational Campus (339 Morris Avenue)

UPCOMING DEVELOPMENTS IN THE AREA



1. 600 Bergen Avenue

New pizzeria opening; hiring staff soon

2. Third Avenue (Between East 151st Street & East 152nd Street)

New coworking space for startups and freelancers

3. 556 Bergen Avenue

La Central Phase II adding 1,500 SF retail

4. 585 Jackson Avenue

9-story mixed-use with 80 units, small retail

5. 558 Grand Concourse

Bronx Post Office sold; Hostos expanding programs

6. 414 & 445 Gerard Avenue

Retail filling with wine shop, grocery in 2025

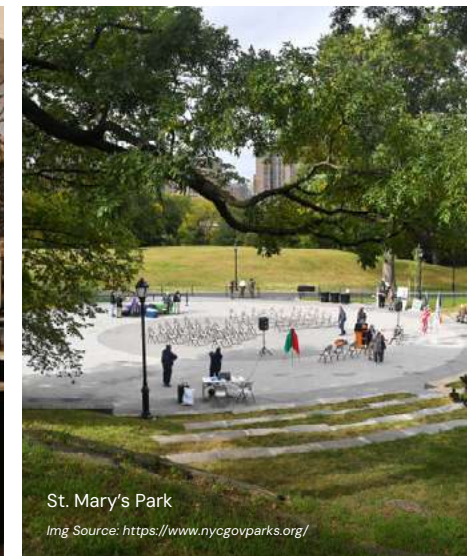
7. Terminal Market - Exterior Street, 10451

Retail/restaurant spaces available; major anchors remain

LOCATION SUMMARY

Once an industrial district, **Mott Haven** is now at the heart of the **South Bronx's remarkable transformation**. Driven by billions in private and public investment, the neighborhood has become a magnet for **creative businesses, modern residential developments, and destination dining**.

With its **proximity to Manhattan, strong transportation network**, and a growing base of young professionals, Mott Haven represents one of **New York City's most dynamic emerging markets** — combining **authentic character** with **unmatched development potential**.





PLACE YOURSELF ON THE MOTT HAVEN MAP

LOCATION OVERVIEW

MOTT HAVEN

Rooted in the heart of the South Bronx, the area surrounding 452 College Avenue and 500 Courtlandt Avenue, located in the Mott Haven neighborhood of the Bronx, reflects a vibrant mix of tradition, community, and urban renewal. The area benefits from proximity to major corridors like East 149th Street and Third Avenue, connecting residents to cultural landmarks, parks, and transit hubs. With schools, community centers, and family-owned restaurants nearby, the district fosters a strong sense of neighborhood identity and growth, making it an appealing environment for new enterprises, retail, and community-driven initiatives.

POINTS OF INTEREST

- The Bronx Museum of the Arts
- St. Mary's Park
- Hostos Center for the Arts & Culture
- Bronx Terminal Market

TRANSPORTATION

2 **5** Trains at 3rd Avenue - 149th Street

Bx2 **Bx21** **Bx19** **Bx32** **M125** **Bx41-SBS** **Bx41** Bus Lines

DEMOGRAPHICS

Within a one-mile radius of the property

61,846

Total Households

161,272

People

452 COLLEGE AVENUE, BRONX, NY 10451
500 COURTLANDT AVENUE, BRONX, NY 10455

18,000 – 36,300 SF TWO TURNKEY SCHOOLS IN PRIME MOTT HAVEN

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TSC.