



JLR Realty Inc

# 329 E 149th St Bronx, NY ENTIRE 3RD & 4TH FLOORS

IDEAL MIX OF PRIVATE OFFICES AND OPEN AREA



RENT:  
Upon request



POSSESSION:  
Immediate



ELECTRIC:  
Submetered



TERM:  
5-7 year ideally

## *Contacts:*

**JESSE RUBENS**  
212.786.2611/917.626.2850  
jrubens@jlrre.com

**MICHAEL SMITH**  
917.701.4361  
msmith@jlrre.com

**329 E 149th St**  
**Bronx, NY**

## **BUILDING FEATURES**

- BUILT OFFICE SPACE
- TENANT CONTROLLED AC
- BUILDING HAS RENOVATED LOBBY AND ELEVATOR
- BLOCK AND A HALF FROM THE HUB ( 2 & 5 MTA SUBWAY)
- BLOCK AND A HALF FROM LINCOLN HOSPITAL
- 2 BLOCKS FROM HOSTOS COLLEGE/ UNIVERSITY

## **Entire 3rd & 4th Floors**

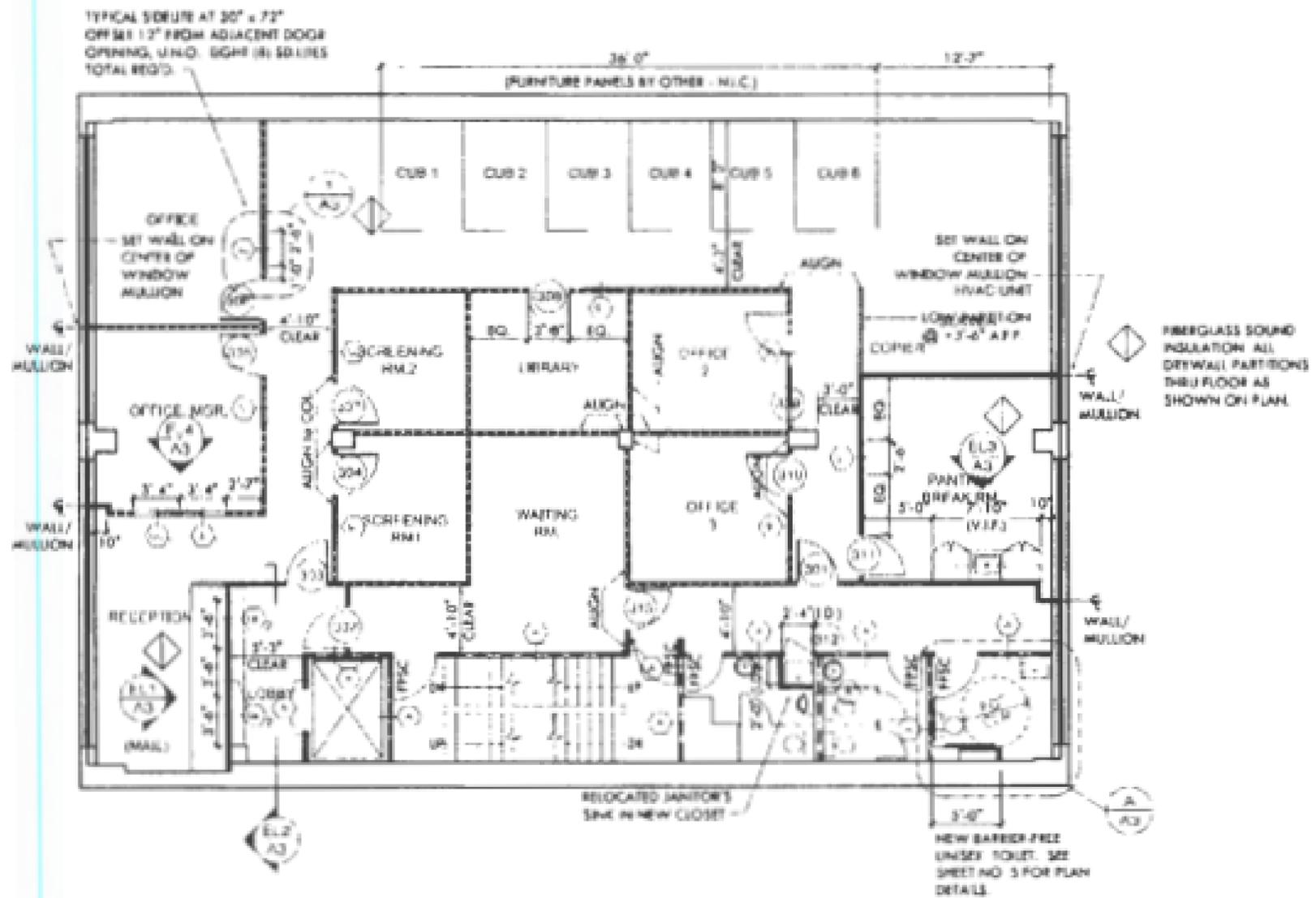
- 4,230 RSF each
- Negotiable work
- Space is built out with ideal mix of private offices and open area (See attached floor plan)
- Floors can be combined for a total of 8,460rsf

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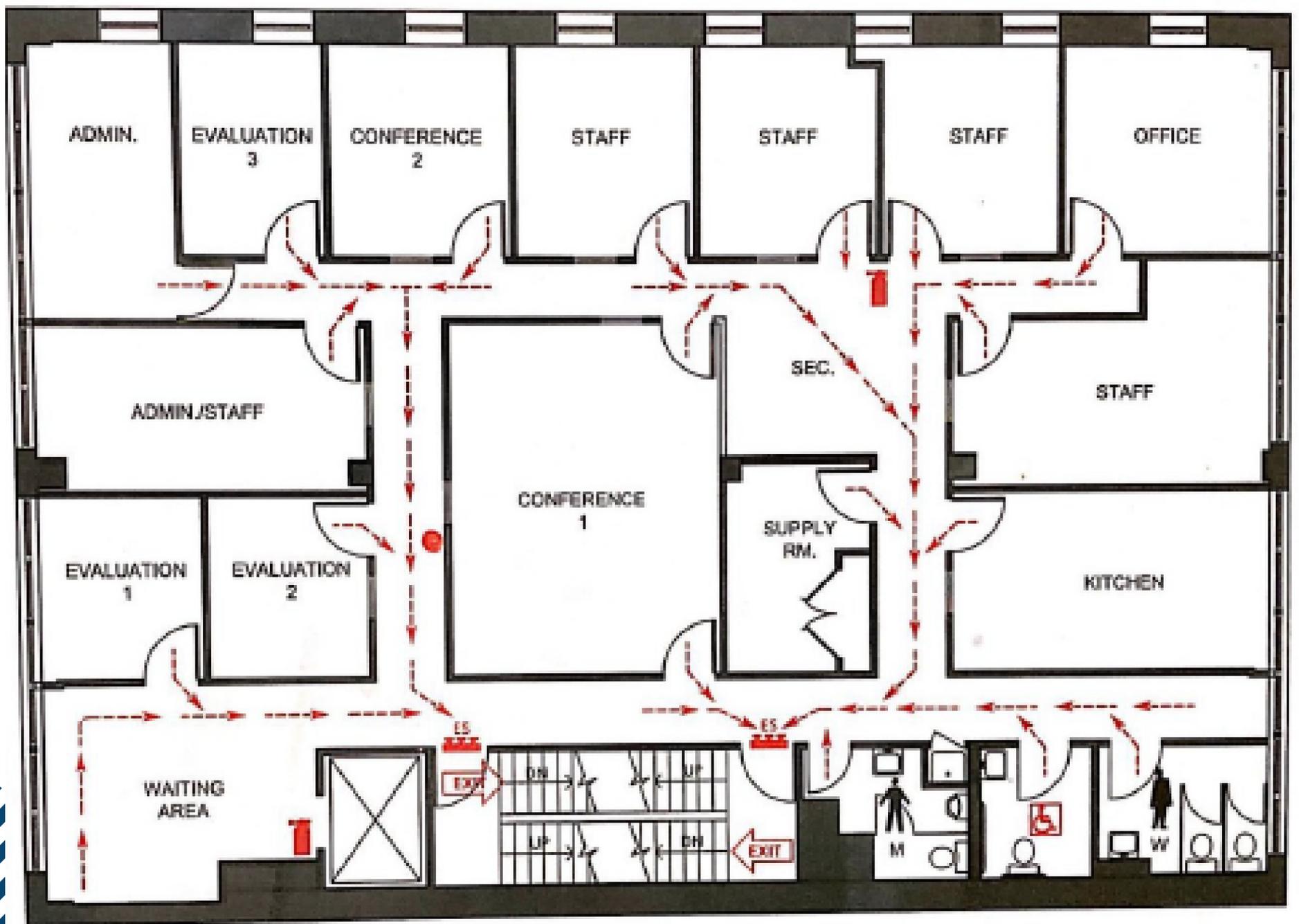
## As Built Floor Plan

**ENTIRE 3RD FLOOR**  
**4,230 RSF**



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## Floor Plan

**ENTIRE 4TH FLOOR**  
**4,230 RSF**



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**City Pro Group, Inc.**

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**PREMIER OFFICE / MEDICAL SPACE FOR LEASE**

329 East 149th Street  
• Full floor available 4,000 SF to 5,000 SF  
• Outstanding signage-branding opportunity  
• Ideal for MEDICAL or OFFICE use

CALL JESSE RUBENS  
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**Bank of America**



329



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