

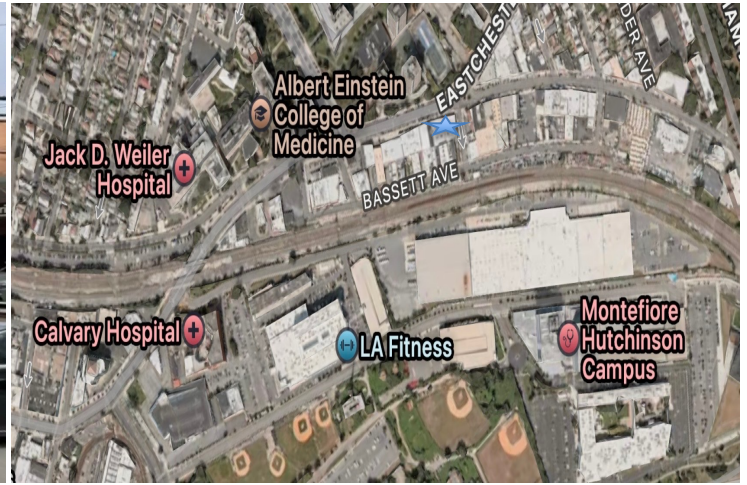
MORRIS PARK MEDICAL CORRIDOR LEASING OPPORTUNITY

TURN-KEY HEALTHCARE / EDUCATIONAL / BEHAVIORAL HEALTH FACILITY

SFG

SOW FIGUEROA GROUP
Property Advisors

11,200 SF \$39 SF/YR MODIFIED GROSS



LOCATION: 1950 Eastchester Rd, Bronx, NY 10461

DESCRIPTION: Exceptional Morris Park medical corridor leasing opportunity. The property sits in the heart of the Morris Park near major healthcare institutions and transit access. The building is approximately 11,200 SF and currently houses autism-services provider QSAC, demonstrating the property's suitability for healthcare, educational, and community-service uses. Available are 9,535 SF of turn-key facility and 1,665 SF parking garage.

IDEAL FOR: Healthcare & Behavioral Health Providers
Medical Office | Educational | Government & Nonprofit Users

BUILDING SIZE: 11,200 SF

AVAILABLE: 9,535 SF Facility; 1,665 parking garage

ZONING: C4

HIGHLIGHTS:

- Existing nonprofit/service-provider configuration
- Immediate occupancy potential
- Morris Park / Eastchester medical corridor location
 - Jacobi Medical Center
 - Albert Einstein College of Medicine
 - Montefiore Medical Center
- Access to major Bronx, Westchester, and Queens populations
- Ability to accommodate programmatic and administrative uses

DEDICATED ENTRANCE: 1 **RECEPTION:** 1 **LOBBY:** 1

OFFICE: 5 **ROOMS:** 5

KITCHEN **STORAGE:** 3

ELEVATOR: Yes **BATHROOMS:** 5 (1 shower)

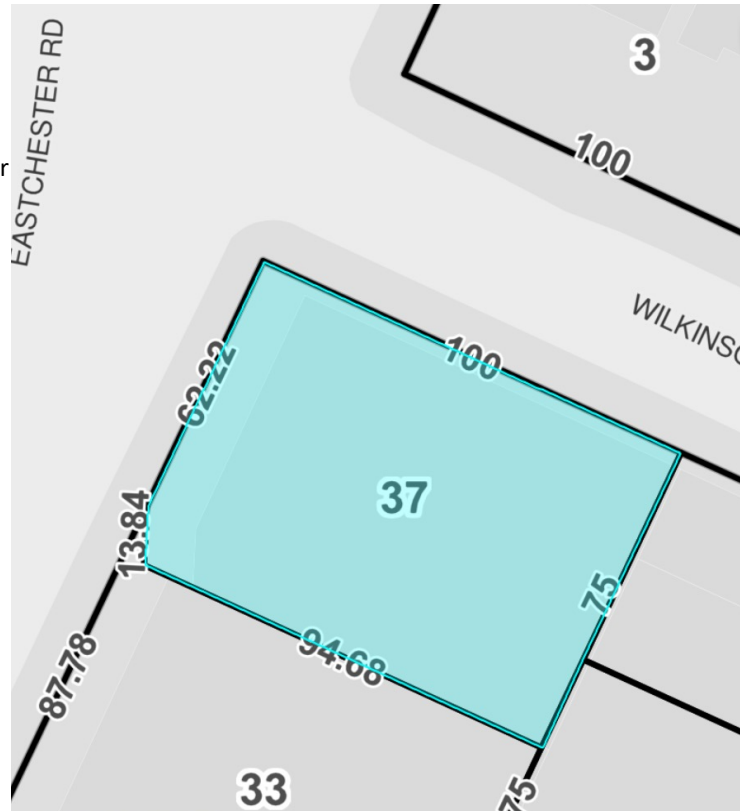
CEILING: 20' **GARAGE:** 1,665 SF (Bathroom)

TAXES: Base year taxes included

UTILITIES: Tenant Responsibility

LEASE TERM: 5 -10+ Years

By Appointment Only: Drew R Figueroa



TRANSPORTATION

195 | Hutchinson River Pkwy | Pelham Pkwy
MTA 6 Westchester Sq | E Tremont Av

INVESTMENT SALES

COMMERCIAL LEASING

INDUSTRIAL SALES/LEASING

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