

FOR LEASE

2975 Independence Avenue

Bronx, NY 10463



HOULIHAN LAWRENCE
COMMERCIAL



Daniel Hickey
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SUMMARY



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Specialty Spaces Available For Lease

Approximately 25,000sf of residential nursing space on 5 floors of 2 buildings on Riverdale medical campus.
Lease available in accordance with NYC Use Group 3, per buildings' certificates of occupancy.

- Tenants must be complementary to onsite nursing and daycare operations
- Mostly 1 and 2 bedrooms per bathroom
- Landlord willing to alter existing configurations in accordance with CO

NYC Use Group 3:

Community facilities that serve educational needs, such as schools, libraries, or museums, and other essential services with sleeping accommodations, such as nursing homes and residential facilities for special needs populations.

Lourdes Pavilion

2 floors of approximately 5ksf each above a daycare facility, currently configured for 23 single and double bedroom units.
Each floor approximately 5,100sf

Pope Paul Pavilion

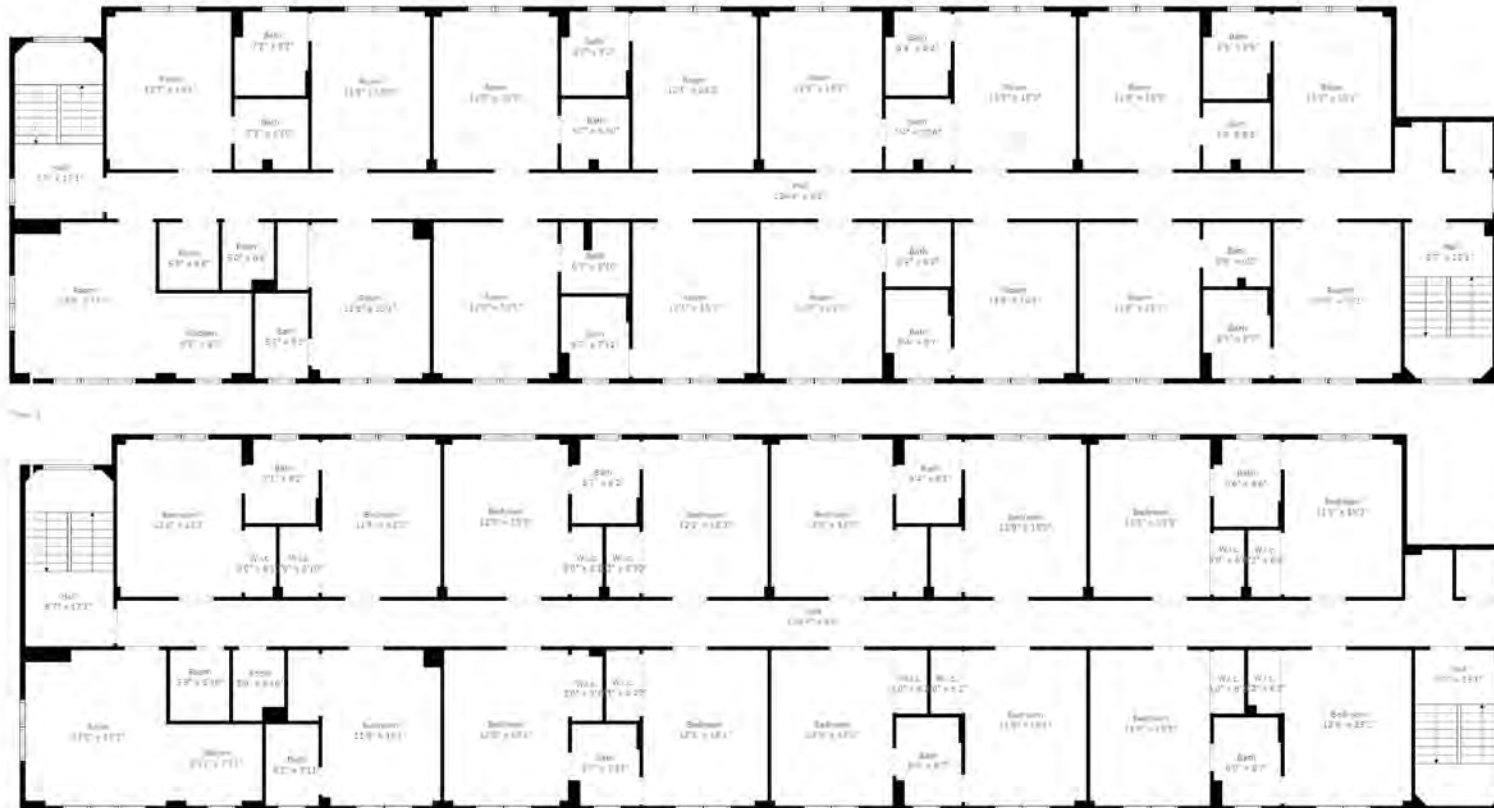
Entire three floor building currently configured with 1 and 2 bedroom units per bathroom, plus community space and baths. Each floor approximately 4,200sf

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Two Floors Above Daycare



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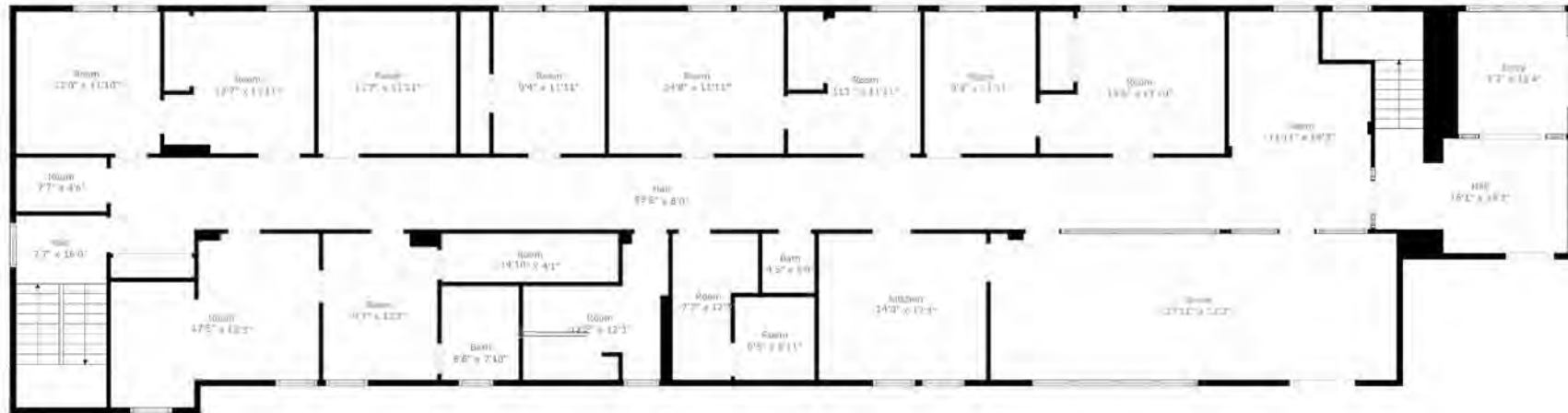
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Stand Alone Three Floor Pavllion



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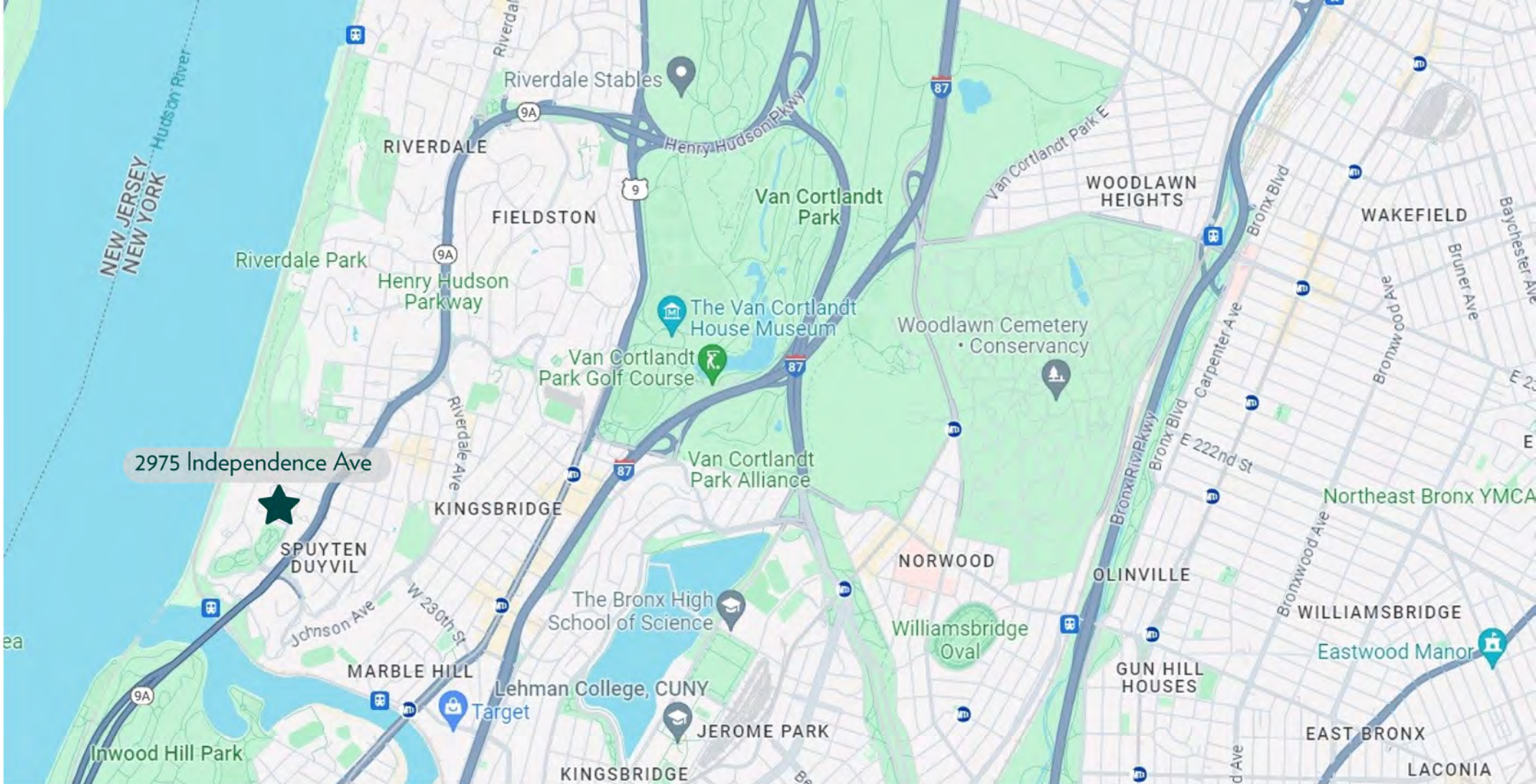
THREE FLOORS SIMILARLY CONFIGURED WITH COMBINATION OF PRIVATE AND COMMUNITY BATHROOMS



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Prepared By Daniel Hickey, Dhickey@houlihanlawrence.com, Measurements Not Guaranteed.





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LOCATION HIGHLIGHTS

Steps from Bx10, Bx20, BxM1, BxM2, BxM18

10 minute walk (0.4 mile) to Spuyten Duyvil Metro-North station

Adjoining Henry Hudson Park and Playgrounds

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