

370 EAST 149TH STREET

BRONX, NY 10455

RW
RW REAL ESTATE GROUP, LLC



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DESCRIPTION & HIGHLIGHTS

Brokers Protected

Multiple office spaces located at 370 East 149th Street in "The Hub" with recently renovated interior. Conveniently located near the Grand Concourse and the Bronx Courthouse. In close proximity to QSRs, multiple local and national retailers.

- + Excellent window-lines creating a bright and welcoming environment
- + Up to 4,874 SF of office space over two floors in the Hub
- + Heavy foot traffic, and easy access to a variety of shopping chains
- + 3,157 SF contiguous on the 3rd floor
- + Excellent natural light throughout
- + Large and executive offices available
- + Recently upgraded, state-of-the-art building security system
- + Recently renovated restrooms
- + Easy access to 149th Street Station (2 and 5)
- + Steps from bus lines Bx2, Bx4, Bx15, Bx19, Bx32, Bx41 Bx41 SBS, M125

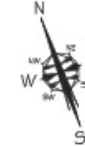
OFFERING SUMMARY

Lease Rate:	Negotiable
Available Units:	6
Available SF:	277 SF - 4,874 SF
Building Size:	10,144 SF

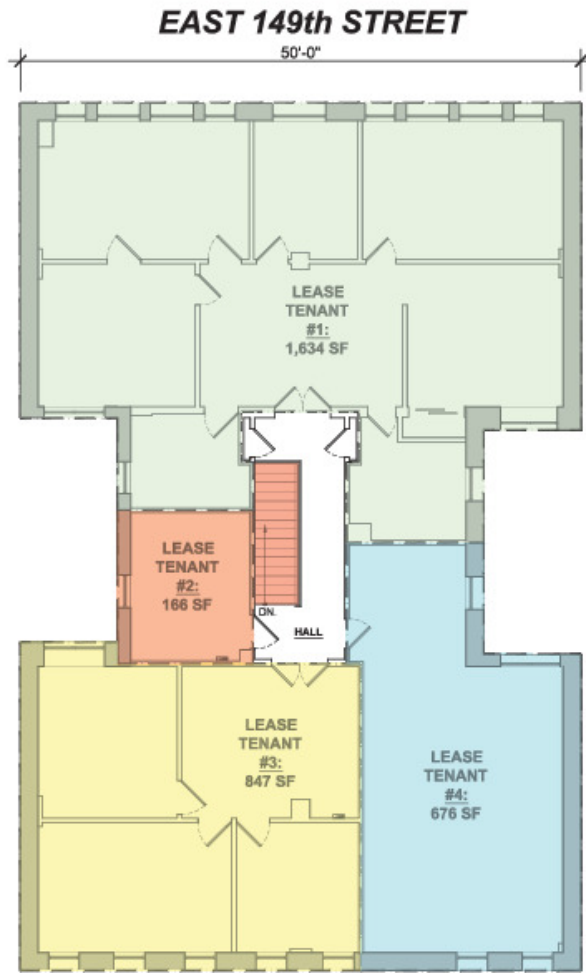
SPACES	LEASE RATE	SPACE SIZE
3rd Floor	Negotiable	1,634 - 3,157 SF
3rd Floor	Negotiable	676 - 3,157 SF
3rd Floor	Negotiable	847 - 3,157 SF
2nd Floor	Negotiable	277 SF
2nd Floor	Negotiable	592 SF
2nd Floor	Negotiable	852 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,762	16,146	61,216
Total Population	10,739	44,830	164,244
Average HH Income	\$40,926	\$43,608	\$52,155

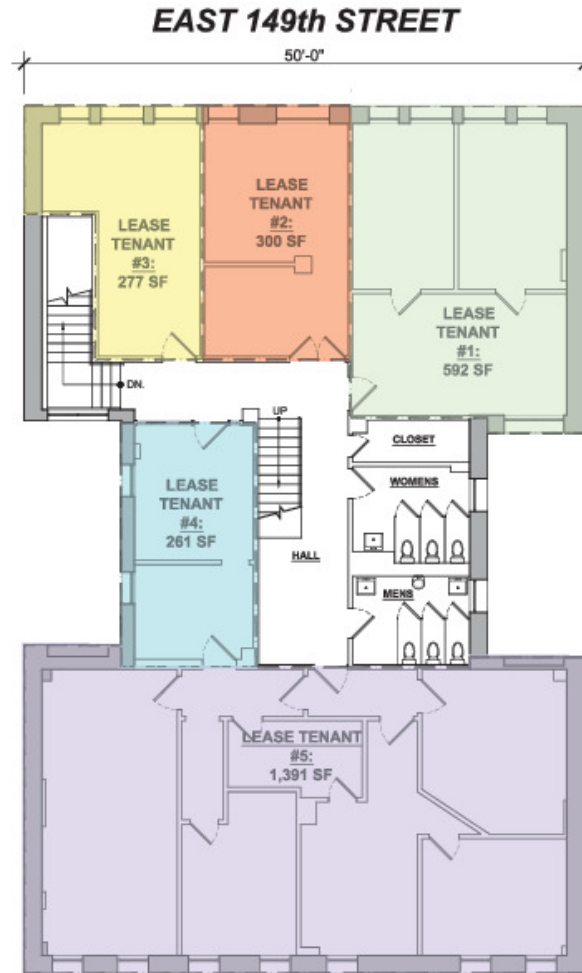
370 EAST 149 STREET BRONX, NY



GENERAL DATA	
BLOCK	2327
LOT	52
ZONE	C4-4
MAP No.	6a
ADDRESS	370 EAST 149 STREET BRONX, NY
LANDMARK	NO
LOT AREA	4,325.00 SQ. FT.
FIRE DISTRICT	YES



THIRD FLOOR



SECOND FLOOR

FRONTAGE AT EAST 149 STREET:
50'-0"

SECOND FLOOR LEASE SPACES:

- TENANT#1: 592.00 SF
- TENANT#2: 300.00 SF
- TENANT#3: 277.00 SF
- TENANT#4: 261.00 SF
- TENANT#5: 1,391.00 SF

THIRD FLOOR LEASE SPACES:

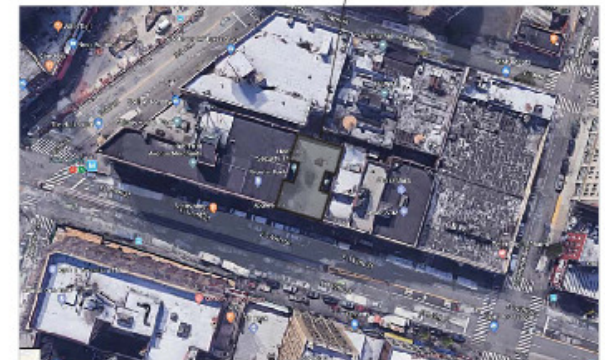
- TENANT#1: 1,634.00 SF
- TENANT#2: 166.00 SF
- TENANT#3: 847.00 SF
- TENANT#4: 676.00 SF

LEGEND

: HATCHED AREA INDICATES STAIRS (EGRESS)

LOCATION MAP

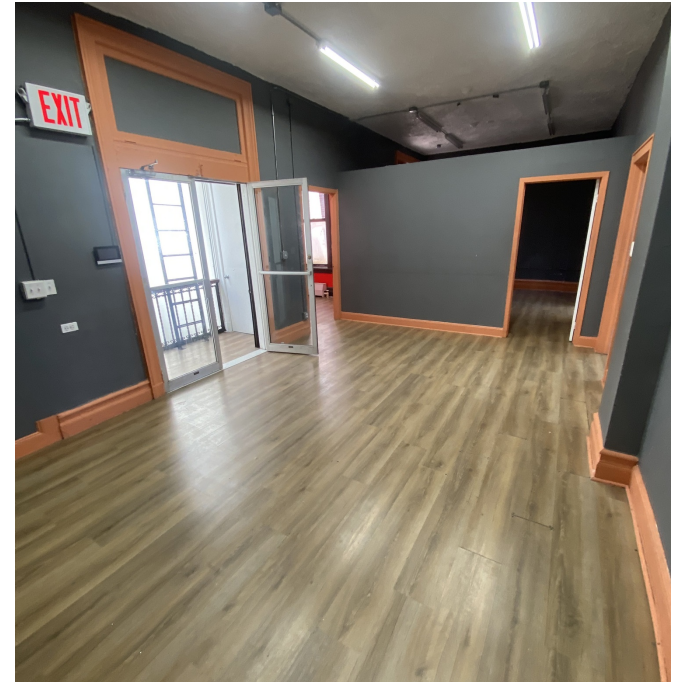
LOCATION OF SITE FLOORS : 002 & 003





PHOTOS - SECOND FLOOR





RETAILER MAP

