

# 2825 3rd Avenue, Bronx, NY, 10455

## Corner of 3rd Ave & 148th St



### 3 THINGS TO KNOW

#### ⊕ Availabilities:

- Flexible Corner on Grade - 440, 525, or 1,800 SF
- Office Space - 6,000 SF
- Dental Space - 3,000 SF

#### ⚠ Escalator & Elevator Access

#### 📍 Close to Several Subway & Bus Lines

### NEIGHBORS INCLUDE



### RECENT LEASES

- Interboro Heart & Vascular - 6,000 Sq. Ft
- Dermatology Group - 12,000 Sq. Ft.

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## MATERIAL LEGEND



NEW 3.5" (25GA) METAL STUDS @ 15° O.C.

W 1 LAYERS OF 5/8" SHEETROCK EACH SIDE  
SHEETROCK TO UNDERSIDE OF ROOF OR FLOOR  
ABOVE TAPED & SPACKLE AND HEADED FOR PAINT

PARTITION (TYPE "B2" (BY FIRE RATED) U.L. #4)  
NEW 3.5'x75 GA METAL STUDS @ 16" O.C. W/ 1/2" INSULATION

W 1 LAYERS OF 5/8" SHEETROCK EACH SIDE. (R-13 INSULATION)  
SHEETROCK TO UNDERSIDE OF ROOF OR FLOOR  
ABOVE TAPED & SPACKLE AND HEADED FOR PAINT

B-3 NEW 6" (18 ga.) METAL STUDS @ 16" O.C.  
PARTITION TYPE "C" NEW 35-8" (25 ga.) METAL STUDS @ 16" O.C. W/ 1 LAYER 5/8" SHEETROCK EACH SIDE  
16" O.C. CEMENT BOARD ON WET SIDE OF TOILET INTERIOR

SHEETROCK TO UNDER SIDE OF ROOF OR FLOOR  
TAPED & SPACKLED AND READED FOR PAINT FINISH  
PARTITION TYPE "F" PLUMBING CHASE PARTITION  
NEW 212 25 GAL METAL STUDS @ 16 OC. W/

SPACE BETWEEN TDF ROOF OR FLOOR DECK AND  
[ ] LAYER 58" SR ON DRY SIDE AND 12" CEMENT B  
ON WET SIDE, BOTH TO 6" ABOVE SUSPENDED C  
SHEETROCK TO UNDERSIDE IF NO SUSPENDED

CEILING, TAPE & SPACKLE AND READIED FOR  
STOREFRONT PARTITION WALL TYPE 'G' @ INTER  
KAWEER SERIES 190 NARROW STILE ALUM. &  
B

1-34" X 4-1/2" ALUM. TRACK W/ 1" INSULATED  
GLAZING. U FACTOR = .340 / SHGC = .55  
G-1: KAWNEER 1600 WALL SYSTEM (ALUM. & GLASS)  
2-12" X 7-1/2" ALUM. VERT. RAILS @ ALL EXTERIOR

(DESIGNED FOR 128 MPH WIND LOAD)

EMERGENCY LIGHTING LEGEND

E = EXISTING, N = NEW, D = DEMOLISH, R = RELOCATED  
 2 HEAD EMERGENCY EXIT SIGN & LIGHT (8" HIGH LETTER)  
 COMBO. UNIT (LITHONIA LIGHTING LHM3N/3R 120V)  
 2 LIGHT EMERGENCY BATTERY PACK LIGHT 120W  
 (LITHONIA LIGHTING ELM) SURFACE, WALL MOUNTED  



(LITHONIA LIGHTING ELM2)  
DIRECT WIRE PHOTOELECTRIC SMOKE ALARM WI STROBE  
(GENTEX CORP. M# 71069CS/W)

AS BUILT FIRST FLOOR PLAN

ELIDEX REALTY  
2823 THIRD AVENUE  
BRONX, N.Y.

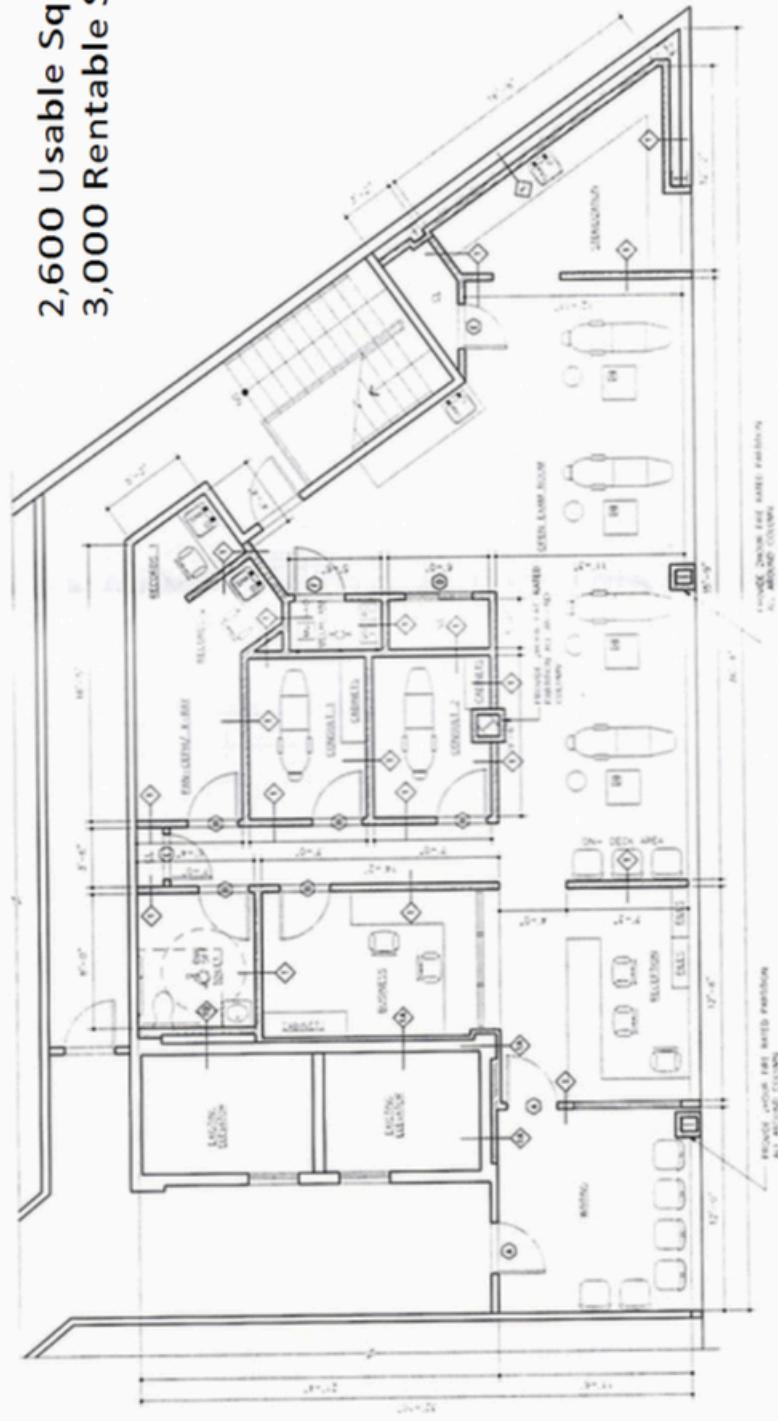
1,800 SF Divisible

## First Floor Plan 1,800 SF Divisible



2,600 Usable Sq. Ft  
3,000 Rentable Sq. Ft

Formerly Northeastern Braces



THE INFLUENCE OF THE CULTURE OF MUSICAL INSTRUMENTS

PETRO-IMPERIALISM

3rd Avenue (4th Floor)

INTERIOR RENOVATION  
2825 THIRD AVENUE  
BROOKLYN, NY 11205

DOOR SCHEDULE						
DOOR	AL. (CODE) 1995, SH. & S. for 1995, 1-3/4" THICK	SIZE	FRAME	SL.	DOOR	LABEL
TYPE	LOCATION	SIZE (WxH)	MAT.	MTL & FIN.	REMARKS	
A	ENTR. DOOR	5'-0" x 8'-0"	SL	SL/ALUMINUM	SL/DOOR	UNBREAKABLE AL. REIN.
B	INTERIOR DOORS	3'-0" x 8'-0"	SL	SL/FTD	SL/DOOR	UNBREAKABLE AL. REIN.
C	INTERIOR DOORS	3'-0" x 8'-0"	SL	SL/FTD	SL/DOOR	SL
D	SL. DOORS	3'-0" x 8'-0"	SL	SL/FTD	SL/DOOR	UNBREAKABLE AL. REIN.
E	SL. DOORS	3'-0" x 8'-0"	SL	SL/FTD	SL/DOOR	UNBREAKABLE AL. REIN.
F	SL. DOORS	3'-0" x 8'-0"	SL	SL/FTD	SL/DOOR	UNBREAKABLE AL. REIN.
G	SL. DOORS	3'-0" x 8'-0"	SL	SL/FTD	SL/DOOR	UNBREAKABLE AL. REIN.
H	SL. DOORS	3'-0" x 8'-0"	SL	SL/FTD	SL/DOOR	UNBREAKABLE AL. REIN.
I	SL. DOORS	3'-0" x 8'-0"	SL	SL/FTD	SL/DOOR	UNBREAKABLE AL. REIN.

WZ/2000%  
1. - WZ/2000/100000  
2. - WZ/2000/100000  
3. - WZ/2000/100000  
4. - WZ/2000/100000  
5. - WZ/2000/100000  
6. - WZ/2000/100000  
7. - WZ/2000/100000  
8. - WZ/2000/100000  
9. - WZ/2000/100000  
10. - WZ/2000/100000

**FOR BID ONLY**  
**NOT FOR CONSTRUCTION**

INFORMATION IN THIS  
DRAWING ARE ~~NOT~~ FOR  
BIDDING PURPOSES  
ONLY

A-100.00