



3034-3040 E Tremont Ave

3034-3040 E Tremont Ave, Bronx, NY 10461

George Poulos

Kostas & Kiki East Tremont Ave Realty
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(718) 506-9500



3034-3040 E Tremont Ave

\$42.67 /SF/YR

Easy parking on premises and street. Utilities included in rent. Additional parking for staff for 3 or 4 spots available next door for extra reasonable charge. Bus stop on corner. Subway is 2 blocks away. 1/4 mile away from Exit #2 on Hutchinson Parkway. Great location for office. Easily accessible. SAFE Neighborhood. Handicap accessible. New LED lighting installed. GREAT SPACE FOR MEDICAL OR PROFESSIONAL or NON-PROFIT ORGANIZATIONS. Great Location. One block from Hutch Parkway, 15 min from Manhattan, 1/2 mile to Highway 95 to New England thru way. Close to Whitestone and Throgs Neck Bridge, stone's throw to Queens Whitestone. Dunkin Donuts and East Tremont Diner across the street. Next to Lehman High School. Walking Distance to West Chester Square. ADA compliant- handicap bathroom....

- This location is in close proximity to Montefiore Medical Center, subway and bus stops.
- ADA Compliant bathroom and ramp.
- Reception



Rental Rate:	\$42.67 /SF/YR
Property Type:	Office
Building Class:	C
Rentable Building Area:	9,000 SF
Year Built:	1962
Walk Score ®:	76 (Very Walkable)
Transit Score ®:	87 (Excellent Transit)
Rental Rate Mo:	\$3.56 /SF/MO

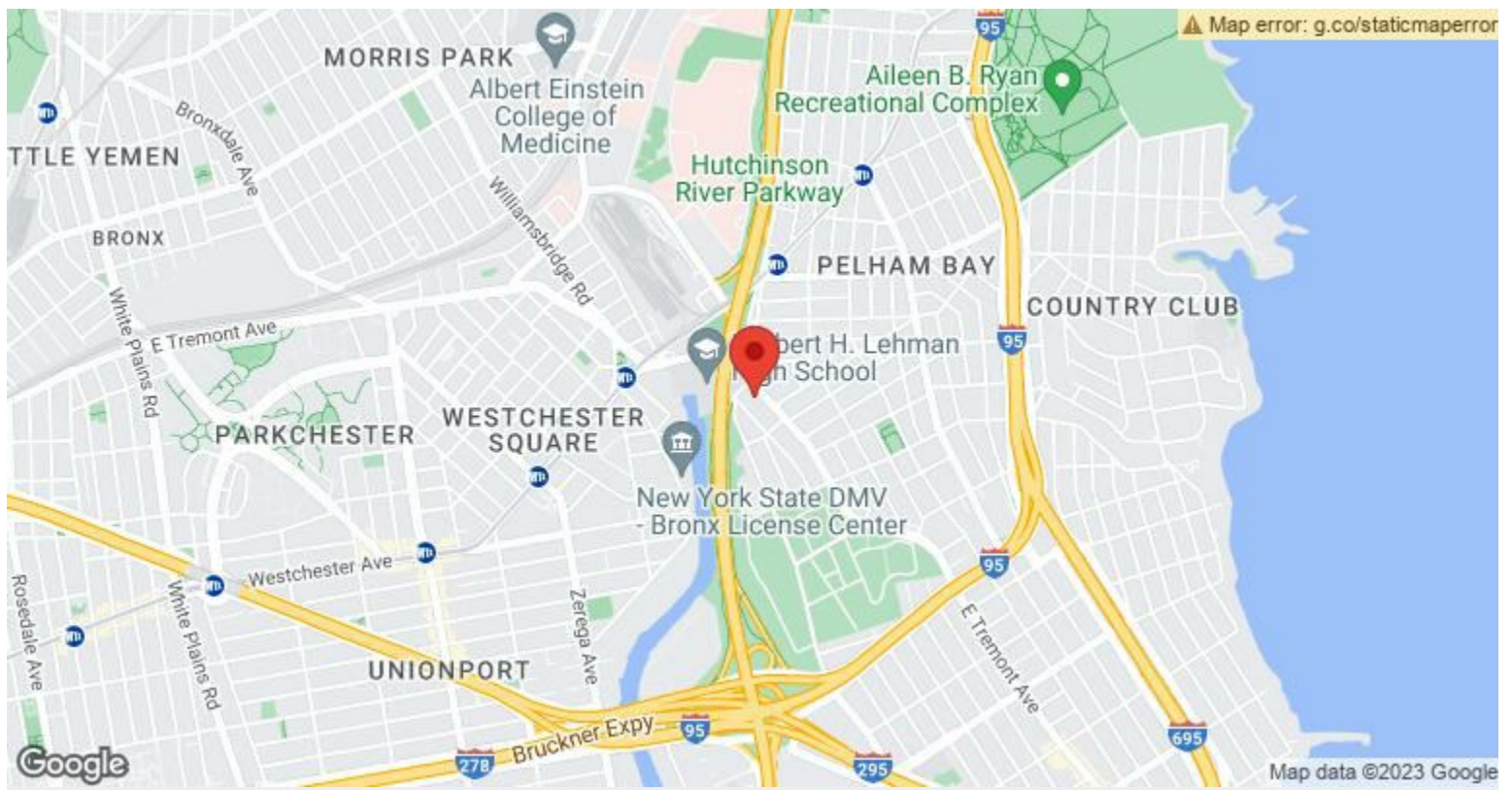
1st Floor Ste 101

Space Available	450 SF
Rental Rate	\$42.67 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	2 - 5 Years

Asking 1,600.00 and includes utilities. 1st Floor Commercial Building, ADA Bathroom, private corner office with divider for two offices. Next to Bus Stop, Near Subway #6 near Westchester Square. Next to bathrooms, Large Foyer, Newly Renovated, new rugs, new walls, its own Ductless Heater and AC.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Law Offices of George Poulos, Esq. & PLJ Tax Servi	-	
Our Children First, Inc	1,000	



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Property Photos



View from Middle of Office to the Window



From Window to the Front Door