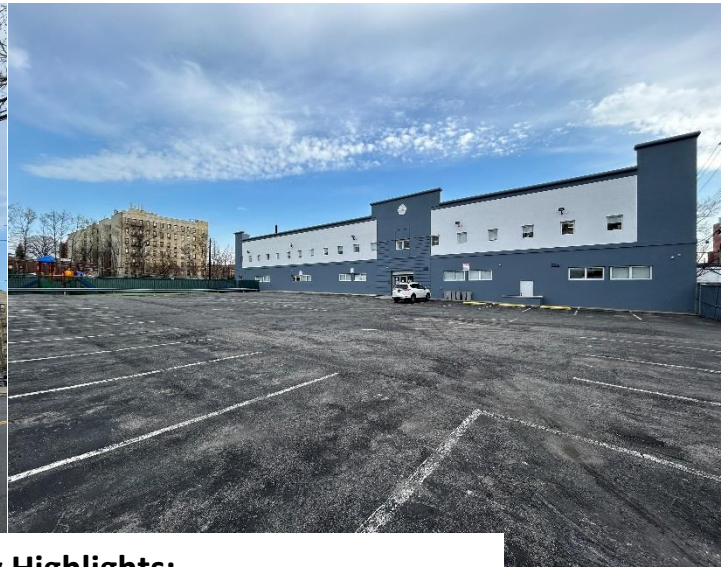
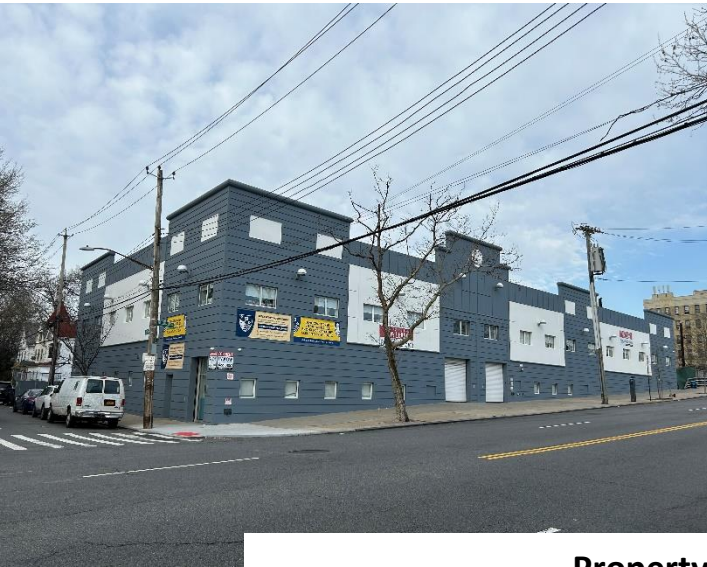


## NOW AVAILABLE FOR LEASE

### Stunning Medical/Office/Retail Building & Fenced Lot With Endless Possibilities

**1529-1535 Williamsbridge Rd, Bronx, NY**  
**(Currently Democracy Prep Elementary School)**



#### Property Highlights:

- +/- 32,280 SF on two (2) levels
- +/- 18,000 SF paved, fenced parking lot with separate fenced outdoor playground and turf
- Zoning: C2-2; R-4 which allows for office, medical, retail, and residential options
- Solidly built concrete and steel construction - 28 years old
- Immaculate building renovations are only two (2) years old with a brand-new roof - only one (1) year old
- Gas heat with ten (10) HVAC units, fire command center, sprinklers throughout, three phase power 400amp min
- Separate meters; Divisions Possible
- Parking for roughly eighty (80) vehicles
- Existing buildout is a beautiful turn-key school with two elevators
- Direct access to rear parking lot from the rear ground floor entrance
- Separate fenced area for refuse
- Half-mile (0.5 mi) from Westchester Sq-E Tremont Station (6 Train) \* 1-minute walk (400 ft.) from the Bx8, Bx 24, and Bx31 Bus Stops \* One mile (1.0 mi) from the Pelham Pkwy and Morris Park Station (5 Train) \* Five Minute Drive to the Hutchinson River Pkwy and Bronx River Pkwy
- Around the corner from Montefiore, Albert Einstein College of Medicine, Jack D. Weiler Hospital, Calvary Hospital, NYC Health Jacobi Medical Center & Emergency Dept., McDonald's, and Starbucks

**\*Based on use,  
FAR allows for  
increased SF\***

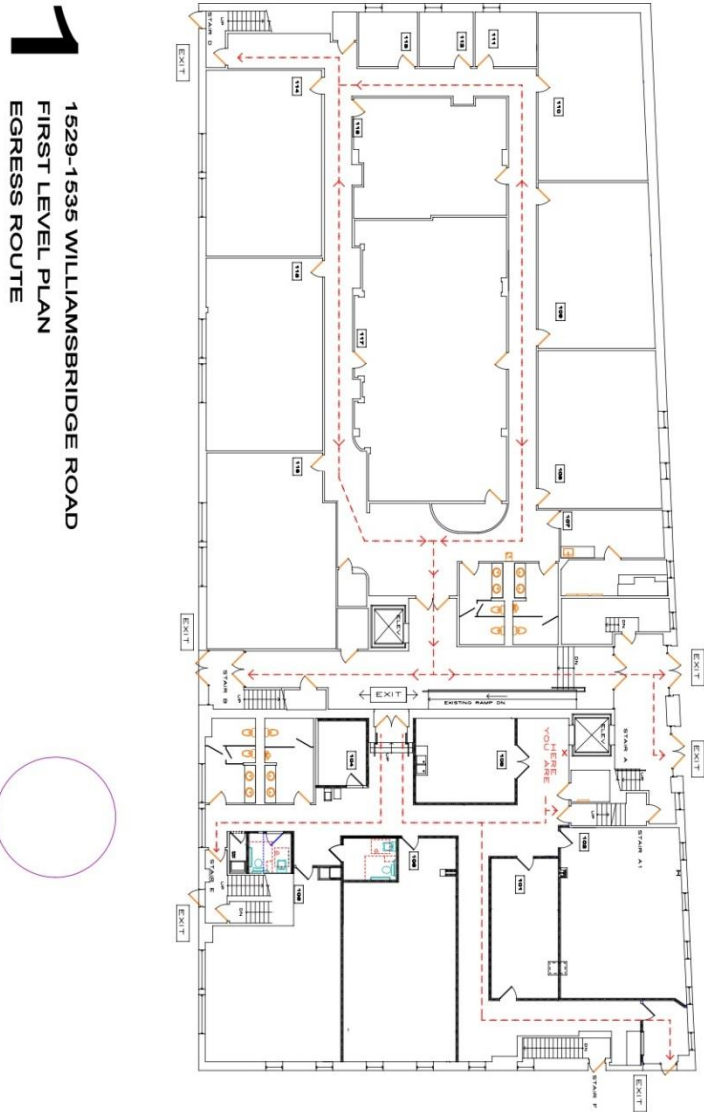
**For more information or to view this property, contact 914.422.0100**

Nico V. Rossi at x 17 or Cell: 914-874-6758 or [Nico@RakowGroup.com](mailto:Nico@RakowGroup.com)

10 New King Street, White Plains, NY 10604 | [RakowGroup.com](http://RakowGroup.com)

**\*Inquire  
further for  
Pricing \***

## First Floor Plan



**1**  
1529-1535 WILLIAMSBRIDGE ROAD  
FIRST LEVEL PLAN  
EGRESS ROUTE

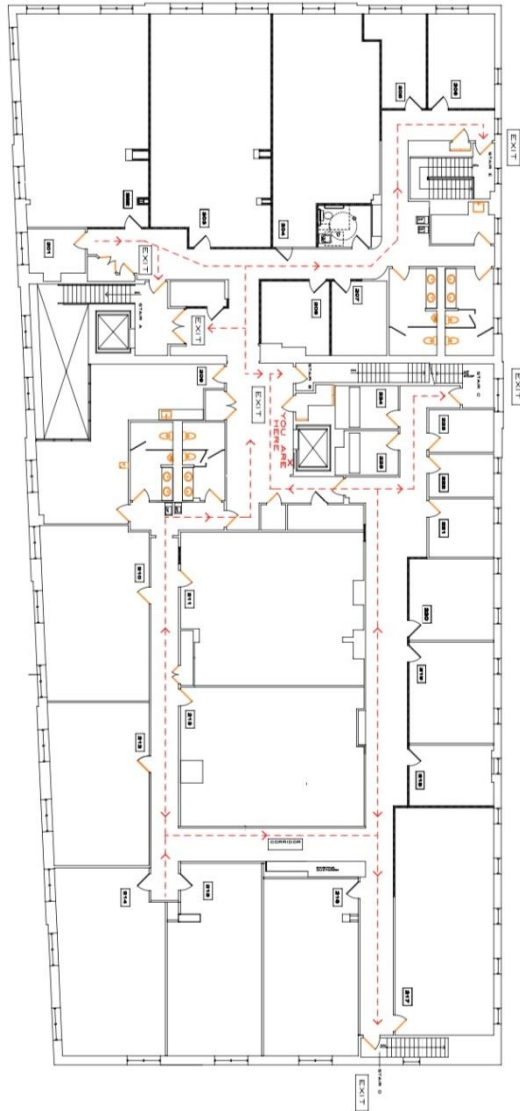
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## Second Floor Plan

**2**  
1529-1535 WILLIAMSBURGE ROAD  
SECOND LEVEL PLAN  
EGRESS ROUTE



For more information or to view this property, contact 914.422.0100

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