

PROFESSIONAL OFFICES FOR LEASE 2800 BRUCKNER BLVD. BRONX, NY 10465 //

# Property Summary



## PROPERTY DESCRIPTION

Professional Office Suites available in the Throggs Neck neighborhood of the Bronx. The property is one of the few true office buildings in the area and provides covered off-street parking, elevator/ADA access and accessibility convenience with multiple major highway entrances within 1/2 mile radius.

## LOCATION DESCRIPTION

Conveniently located on Bruckner Boulevard, the property provides easy access to entrances of I-95 / Cross Bronx Expressway, Throggs Neck Expressway, Bruckner Expressway, and Hutchinson River Parkway within a 1/2 Mile radius. Close to Throggs Neck Shopping Center, Montefiore Medical Center, and Trump Golf Links at Ferry Point Park. Several new restaurants and cafes have opened recently in the immediate area, giving tenants and their employees a variety of options.

## PROPERTY HIGHLIGHTS

- Covered Off-Street Parking / Free Street Parking
- 1/2 Mile Radius from I-95 / Cross Bronx Expressway, TN Expressway, Bruckner Expressway, and Hutchinson River Parkway
- 1 Mile from Westchester Square 6-Train

## OFFERING SUMMARY

Lease Rate:	\$2,300 - 8,000 per month (Gross; MG)
Available SF:	950 - 5,250 SF
Building Size:	29,160 SF
Parking:	Covered Parking in Building

SPACES	LEASE RATE	SIZE (SF)
Suite 308	\$2,700 per month	1,050
Suite 302	\$4,800 per month	2,000
Suite 207	\$2,300 per month	950
Suite 304	\$8,000 per month	3,250



ROBERT GADERO  
Real Estate Salesperson  
347.567.2549  
robertg@bronxcre.com

ANTHONY MAMELI  
Real Estate Broker  
347.387.9768  
anthonym@bronxcre.com

OFFICES FOR LEASE 2800 BRUCKNER BLVD. BRONX, NY 10465 // 2800 BRUCKNER BLVD

## Additional Photos



Suite 304 Current Configuration - Open Space, Private Bathroom and Private Office



Kitchenette Available in All Suites

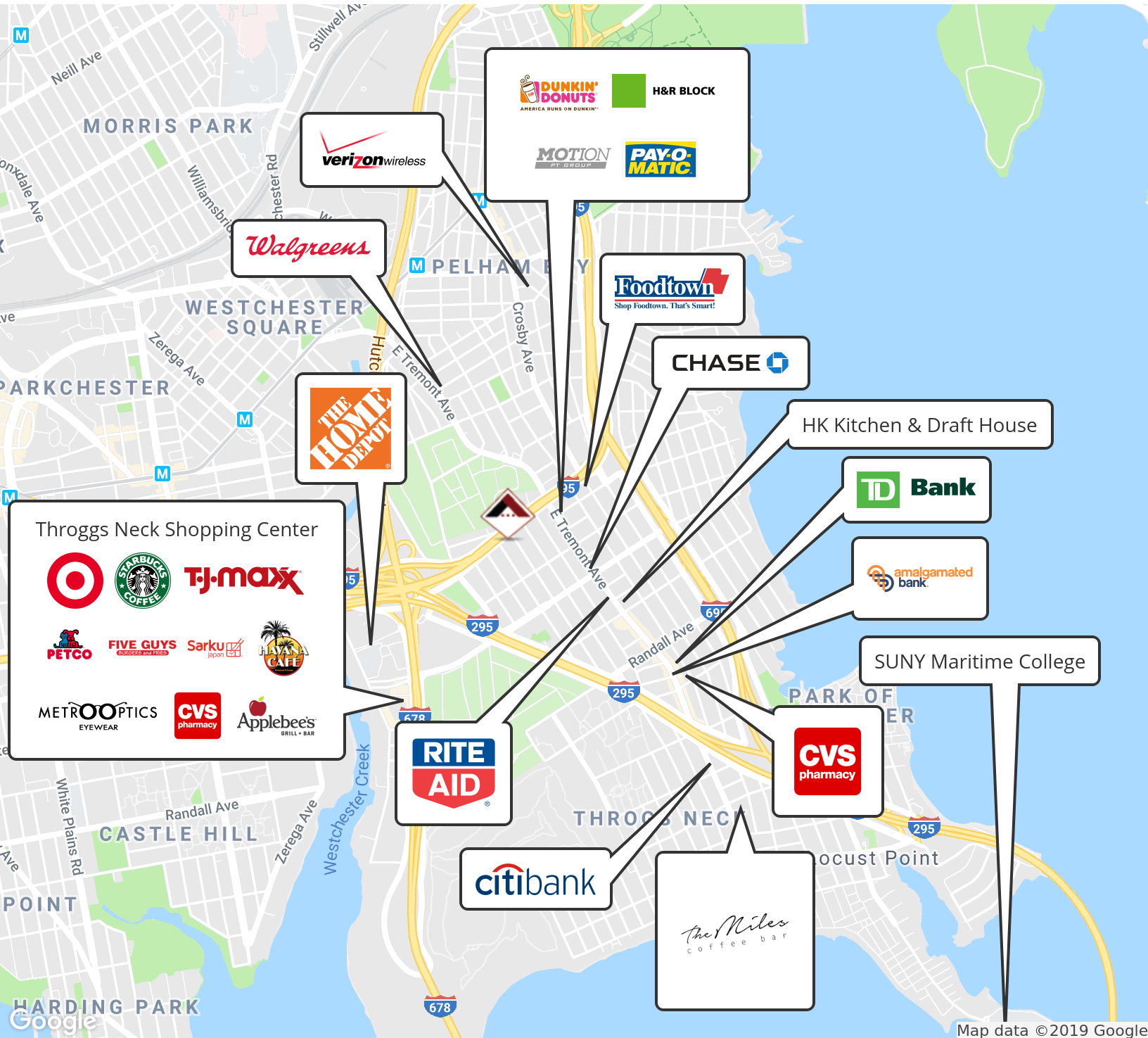


ROBERT GADERO  
Real Estate Salesperson  
347.567.2549  
robertg@bronxcre.com

ANTHONY MAMELI  
Real Estate Broker  
347.387.9768  
anthonym@bronxcre.com

OFFICES FOR LEASE 2800 BRUCKNER BLVD. BRONX, NY 10465 // 2800 BRUCKNER BLVD

# Retailer Map



ROBERT GADERO  
Real Estate Salesperson  
347.567.2549  
robertg@bronxcre.com

ANTHONY MAMELI  
Real Estate Broker  
347.387.9768  
anthonym@bronxcre.com

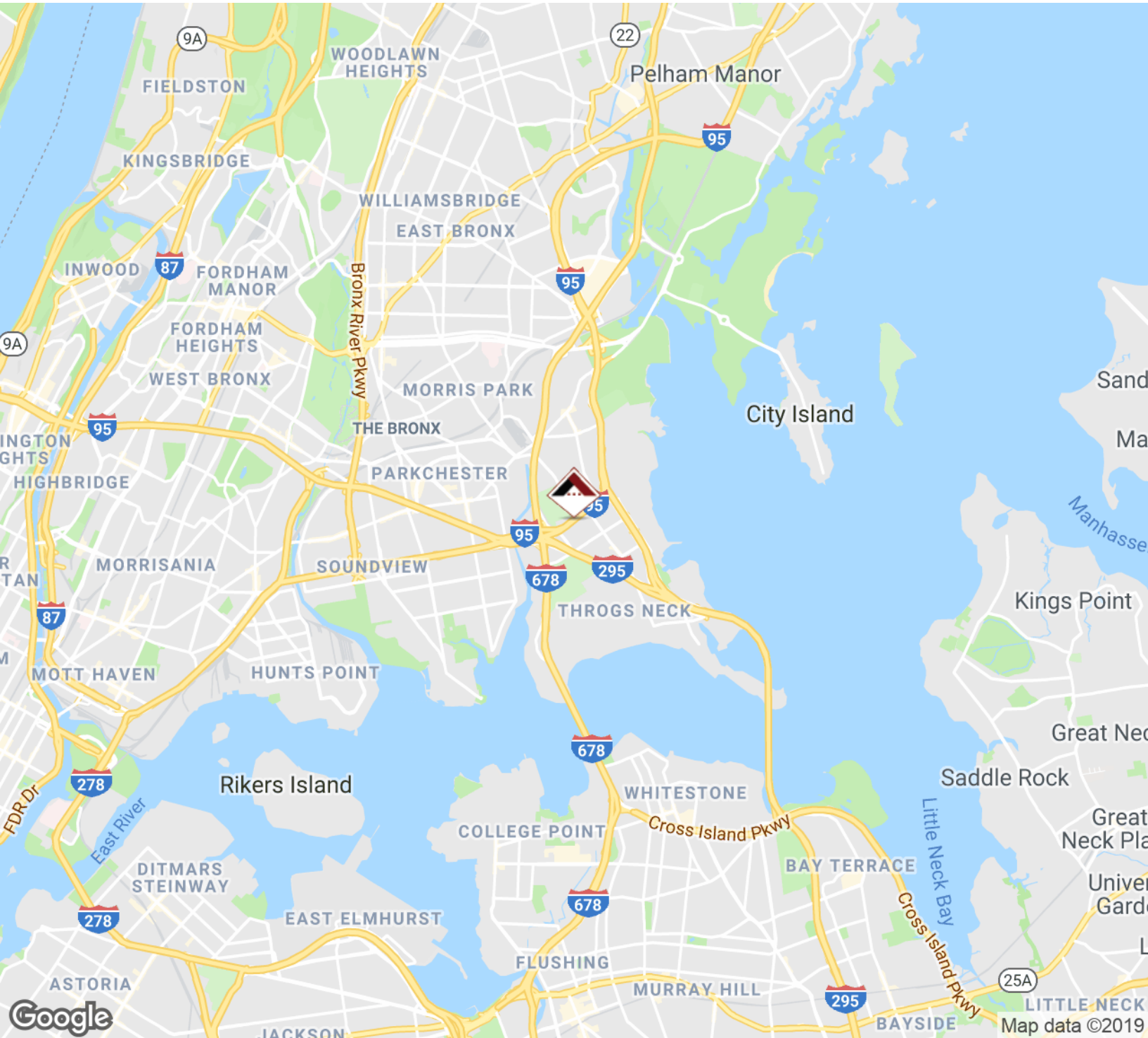
MARC'RE Property Group • 2800 Bruckner Blvd • Bronx, NY 10465 • 929.209.5200

bronxcre.com

The information was provided by the landlord and from sources we deem reliable. Although we have no reasonable belief that the information is inaccurate, all interested parties should perform their own due diligence and analysis of the property. For more detailed information, please contact the exclusive brokers.

OFFICES FOR LEASE 2800 BRUCKNER BLVD. BRONX, NY 10465 // 2800 BRUCKNER BLVD

## Location Maps



ROBERT GADERO  
Real Estate Salesperson  
347.567.2549  
robertg@bronxcre.com

ANTHONY MAMELI  
Real Estate Broker  
347.387.9768  
anthonym@bronxcre.com

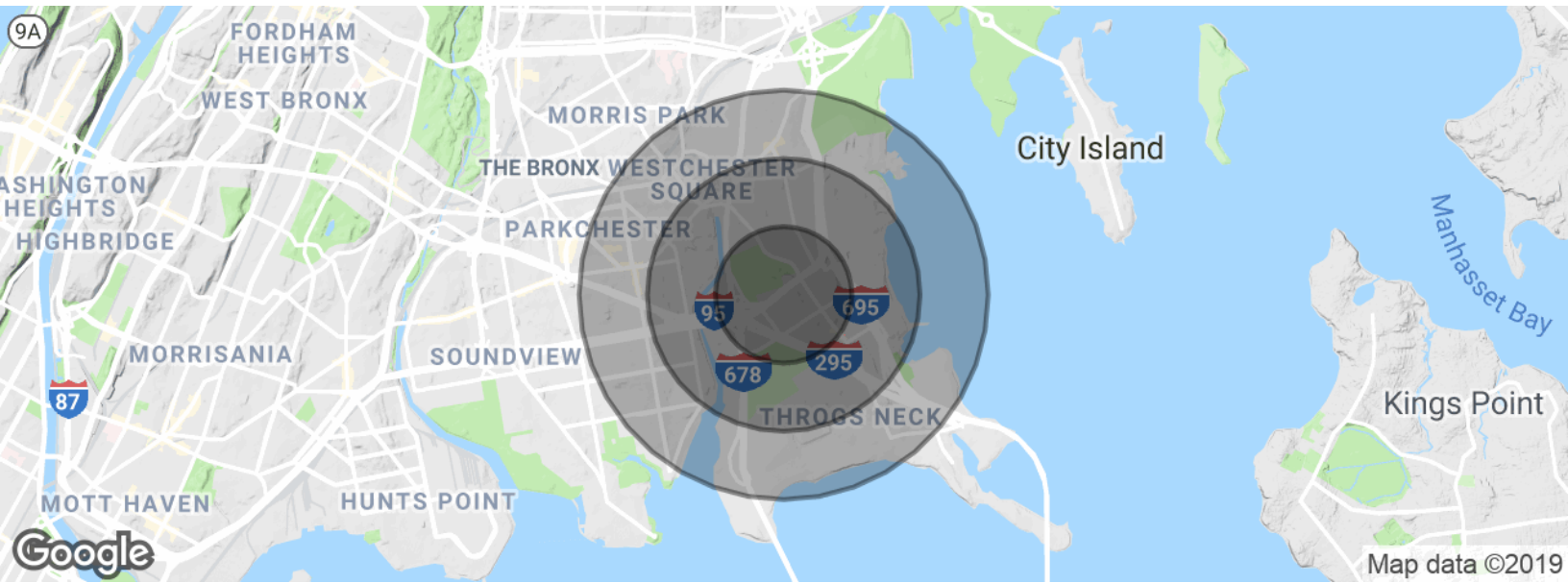
MARC'RE Property Group • 2800 Bruckner Blvd • Bronx, NY 10465 • 929.209.5200

bronxcre.com

The information was provided by the landlord and from sources we deem reliable. Although we have no reasonable belief that the information is inaccurate, all interested parties should perform their own due diligence and analysis of the property. For more detailed information, please contact the exclusive brokers.

OFFICES FOR LEASE 2800 BRUCKNER BLVD. BRONX, NY 10465 // 2800 BRUCKNER BLVD

# Demographics Map & Report



<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total population	10,364	42,027	94,263
Median age	40.3	39.8	38.1
Median age (Male)	37.2	37.1	35.7
Median age (Female)	42.6	41.6	40.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total households	3,876	15,668	34,306
# of persons per HH	2.7	2.7	2.7
Average HH income	\$72,965	\$62,476	\$61,498
Average house value	\$465,588	\$485,403	\$477,314

\* Demographic data derived from 2010 US Census



ROBERT GADERO  
Real Estate Salesperson  
347.567.2549  
robertg@bronzcre.com

ANTHONY MAMELI  
Real Estate Broker  
347.387.9768  
anthonym@bronzcre.com