



230 E 144th St

230 E 144th St, Bronx, NY 10451



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230 E 144th St

\$37.54 /SF/YR

Building for lease on East 144th Street in Mott Haven (South Bronx)

LOCATION: Mott Haven

SIZE/SPACE: ~5,050 SF

3rd Floor ~1150 SF

2nd Floor ~1150 SF

1st Floor ~1800 SF

Basement ~950 SF

FRONTAGE: ~12'6"

CEILING HEIGHT:

3rd Floor ~8'11"

2nd Floor ~7'9"

1st Floor ~8'2"

Basement ~8'

FLOOR: 4 floors - building for lease

USAGE: All uses considered; No restricted uses

Institutional: Healthcare facilities, Hospitals: doctors' offices, nurses, technicians, medical center

Retail: Fitness, yoga, pilates, gym, exercise/fitness studio, martial arts, recreational facilities

Entertainment: Cultural venues, other entertainment spaces, and event spaces

Retail/Office: Medical: Urgent Care; CitiMD; Hospital offsite, dentist, veterinarian

Office: construction management, contractor, design & build, architect, accountant, law office, travel agency, insurance broker, tutoring, co-working spaces

Industrial: Storage, warehousing, manufacturing

LEASE...

- Rapidly developing area in the South Bronx.
- Close to Lincoln Hospital and major retail corridors.
- Excellent transit access: 2/4/5 trains at 149th Street.
- Proximity to cultural venues, fitness centers, and healthcare facilities.
- Surrounded by growing residential and commercial developments.



Rental Rate:	\$37.54 /SF/YR
Property Type:	Office
Property Subtype:	Office/Residential
Building Class:	C
Rentable Building Area:	5,415 SF
Year Built:	2002
Walk Score ®:	92 (Walker's Paradise)
Transit Score ®:	100 (Rider's Paradise)
Rental Rate Mo:	\$3.13 /SF/MO

Basement

Space Available	950 SF
Rental Rate	\$37.54 /SF/YR
Contiguous Area	5,050 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

Basement: Zoned for commercial use; 6 office rooms; $\frac{1}{2}$ bath; boiler; furnace
Basement ~950 SF Basement ~8'

1

1st Floor

Space Available	1,800 SF
Rental Rate	\$37.54 /SF/YR
Contiguous Area	5,050 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

1st Floor: Zoned for office use; offices; $\frac{1}{2}$ bath; internal access to the garage; three gas and electric meters and access to the garage; 5 office rooms, including a conference room, 1 room/hallway/common area; two entrances - main door and rolldown gate
1st Floor ~1800 SF
1st Floor ~8'2"

2

2nd Floor

Space Available	1,150 SF
Rental Rate	\$37.54 /SF/YR
Contiguous Area	5,050 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

2nd Floor: Zoned for a 1BR apartment; full bath; gas set up; 10 office rooms & common area with Kitchen
2nd Floor ~1150 SF
2nd Floor ~7'9"

3

3rd Floor

4

Space Available	1,150 SF
Rental Rate	\$37.54 /SF/YR
Contiguous Area	5,050 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

3rd Floor: Zoned for a 3BR apartment with king-sized rooms, each room has closets separate kitchen with a pass-through, two hall closets, a full bath, gas setup.3rd Floor ~1150 SF3rd Floor ~8'11"

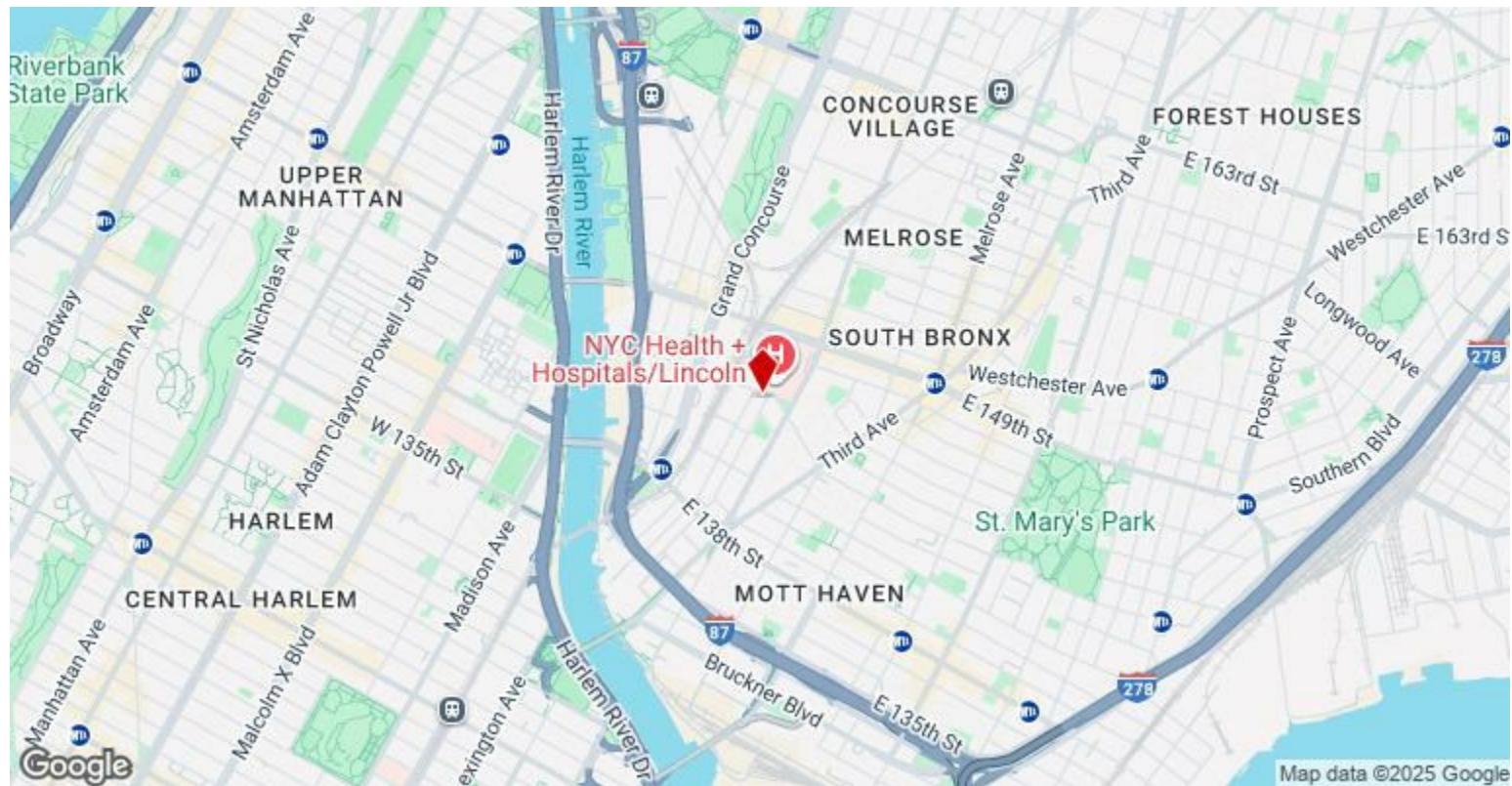
Major Tenant Information

Tenant
Flores Sagrada

SF Occupied

-

Lease Expired



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LEASE TERM: Negotiable POSSESSION DATE: Immediate

MONTHLY RENT: \$15,800, \$37.5 PPSF

ESCALATIONS: TBD

TAXES: Payable by tenant

UTILITIES: Payable by tenant; The building has 1 water meter; 3 gas meters - one per floor; 3 electric meters - one per floor

LANDLORD'S WORK: As-is condition

OTHER INFORMATION: NNN Lease; Mixed use building for lease; Three floors plus basement; Garage with