



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

8,000 SF | 2410 Amsterdam Ave | Office Space for Lease

2410 Amsterdam Ave, New York, NY 10033

Dov Bleich
718.437.6100 x111
Dov.B@TriStateCR.com



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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	8,000 SF
Building Size:	36,000 SF
Lot Size:	7,500 SF
Zoning:	C8-3

PROPERTY OVERVIEW

Elevator building
Open floor plate with tons of sunlight
Beautiful views
Newly finished
ADA accessible
2 means of egress
Roof deck with views available

LOCATION OVERVIEW

Located right off the George Washington Bridge at the Harlem River Dr entrance/exit in the Washington Heights neighborhood of Manhattan between W 179th & W 180th near the 181st St subway station.

Nearest transit: 1 train at 181st St and the M101 & M98 bus lines.

Nearby tenants include Chase Bank, Verizon, CityMD, Capital One Bank, Taco Bell, Starbucks, Rite Aid, Papa Johns, Bank of America, Starbucks, McDonald's, Shell, IHOP, Cibao Pharmacy, Foot Locker, Popular Bank and more!

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

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Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



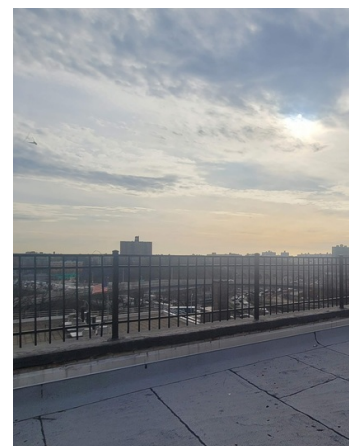
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Additional Photos



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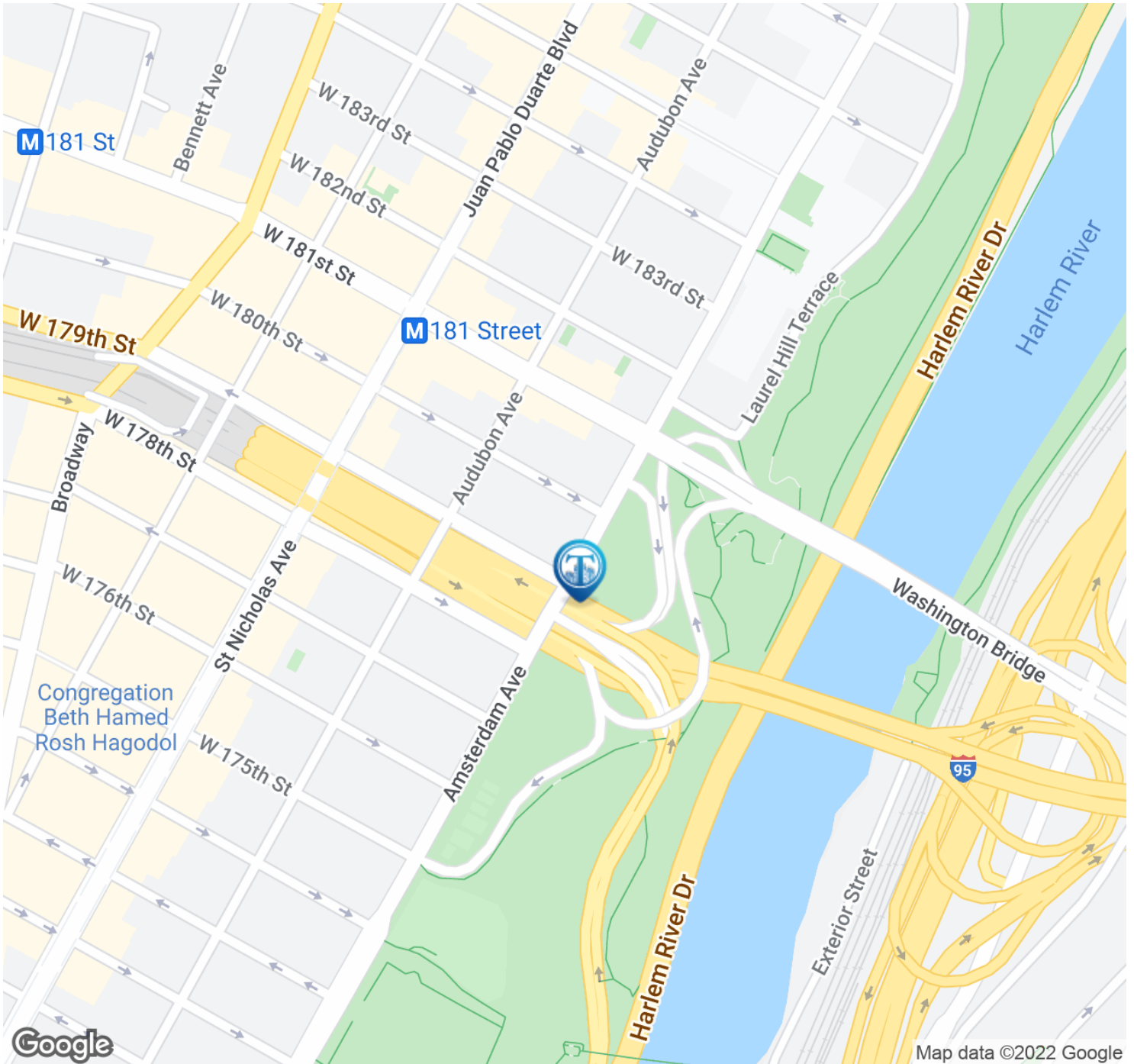
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Location Map



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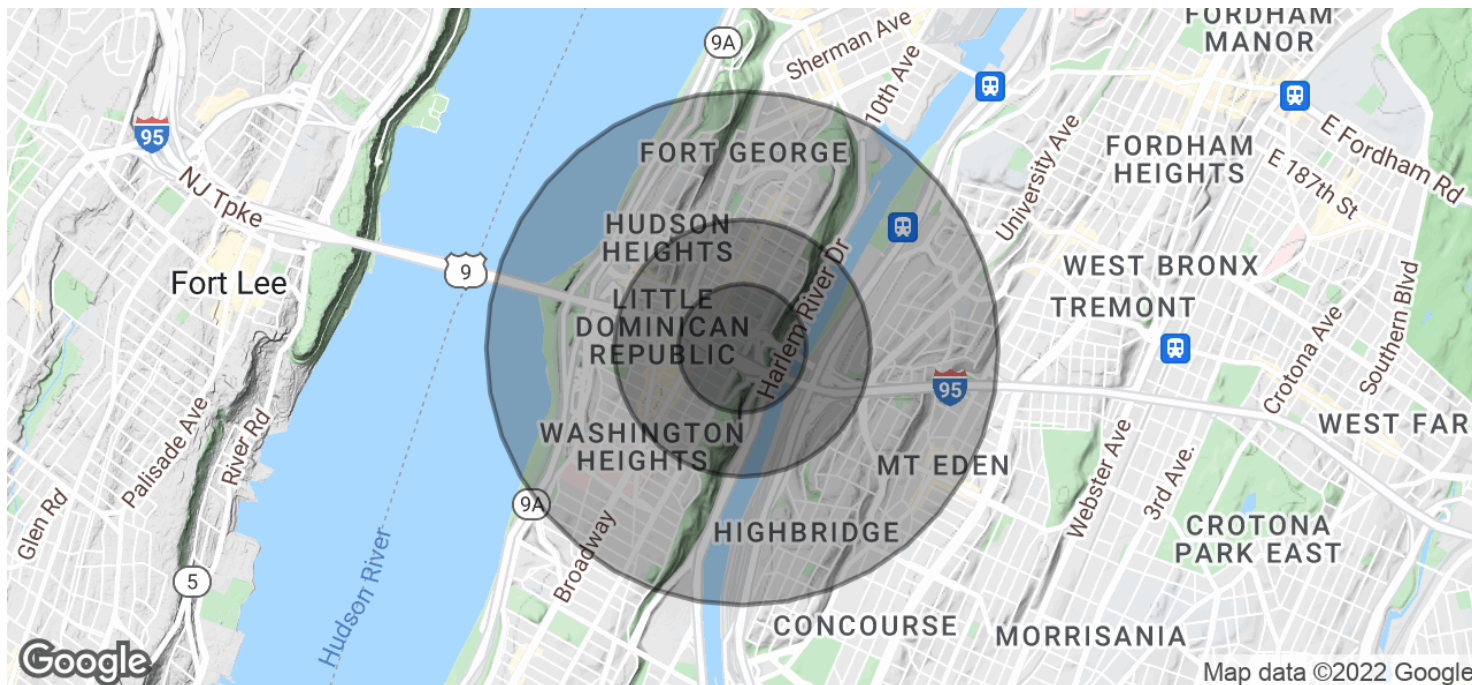
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	20,169	70,838	218,968
Average Age	32.8	33.2	33.1
Average Age (Male)	29.5	30.2	30.7
Average Age (Female)	35.9	36.5	35.5

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,553	21,525	74,415
# of Persons per HH	3.6	3.3	2.9
Average HH Income	\$43,192	\$45,776	\$46,684
Average House Value			\$499,746

* Demographic data derived from 2010 US Census

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