



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

1,000 SF 2nd Floor Prime Office space for lease in the Bronx!

368 E 149th St, Bronx, NY 10455

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 1,000 SF

Lease Rate: Upon Request

Lot Size: 2,163 SF

Building Size: 8,148 SF

Zoning: C4-4

Market: Bronx

PROPERTY OVERVIEW

1,000 SF 2nd Floor Prime Office space for lease in the Bronx!

Highlights:

- 2nd Floor
- Tons of sunlight
- Wood floors
- Surrounded by national tenants

LOCATION OVERVIEW

Located in the Bronx, steps away from the 3rd Ave-149 transit stop.

Public transit: 2, & 5 train at 3 Ave-149 St.

Nearby local tenants include,

- Popular Bank, Santander Bank, TD Bank, Apple Bank, Chase Bank, Bank of America, Citibank, Dunkin', Blink Fitness, CTown Supermarkets, Planet Fitness, Wendy's Taco Bell, McDonald's, Checkers

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 // 148 39th st // Brooklyn, 11232 // <https://TriStateCR.com/>



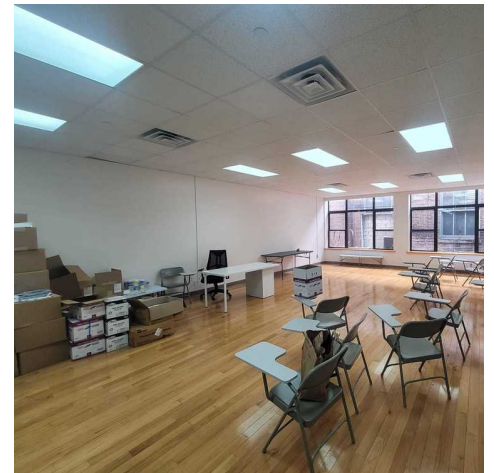
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Additional Photos



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Location Maps



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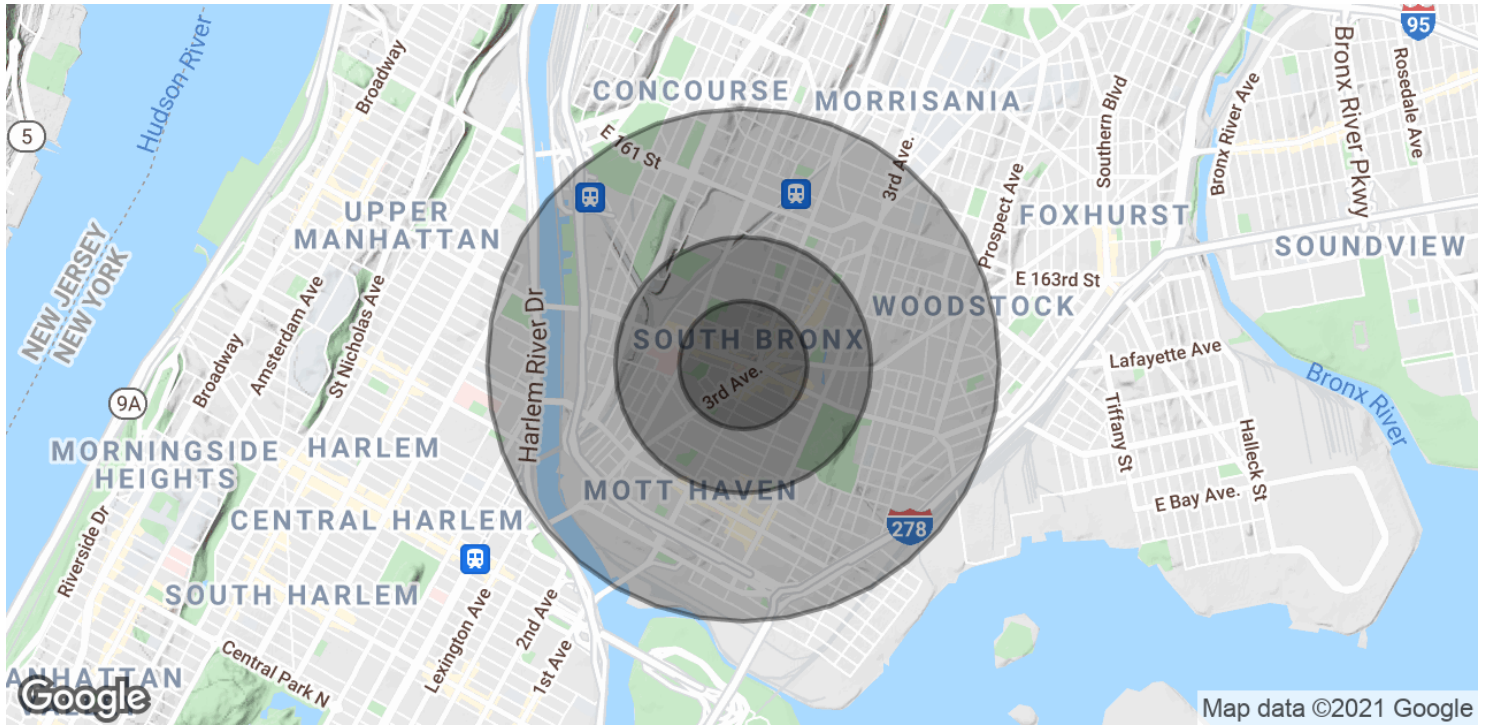
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	11,136	45,540	154,116
Average age	28.7	28.8	31.0
Average age (Male)	25.4	25.5	27.8
Average age (Female)	31.8	31.5	33.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	3,516	14,943	54,665
# of persons per HH	3.2	3.0	2.8
Average HH income	\$30,613	\$33,407	\$33,364
Average house value	\$257,147	\$134,450	\$136,888

* Demographic data derived from 2010 US Census

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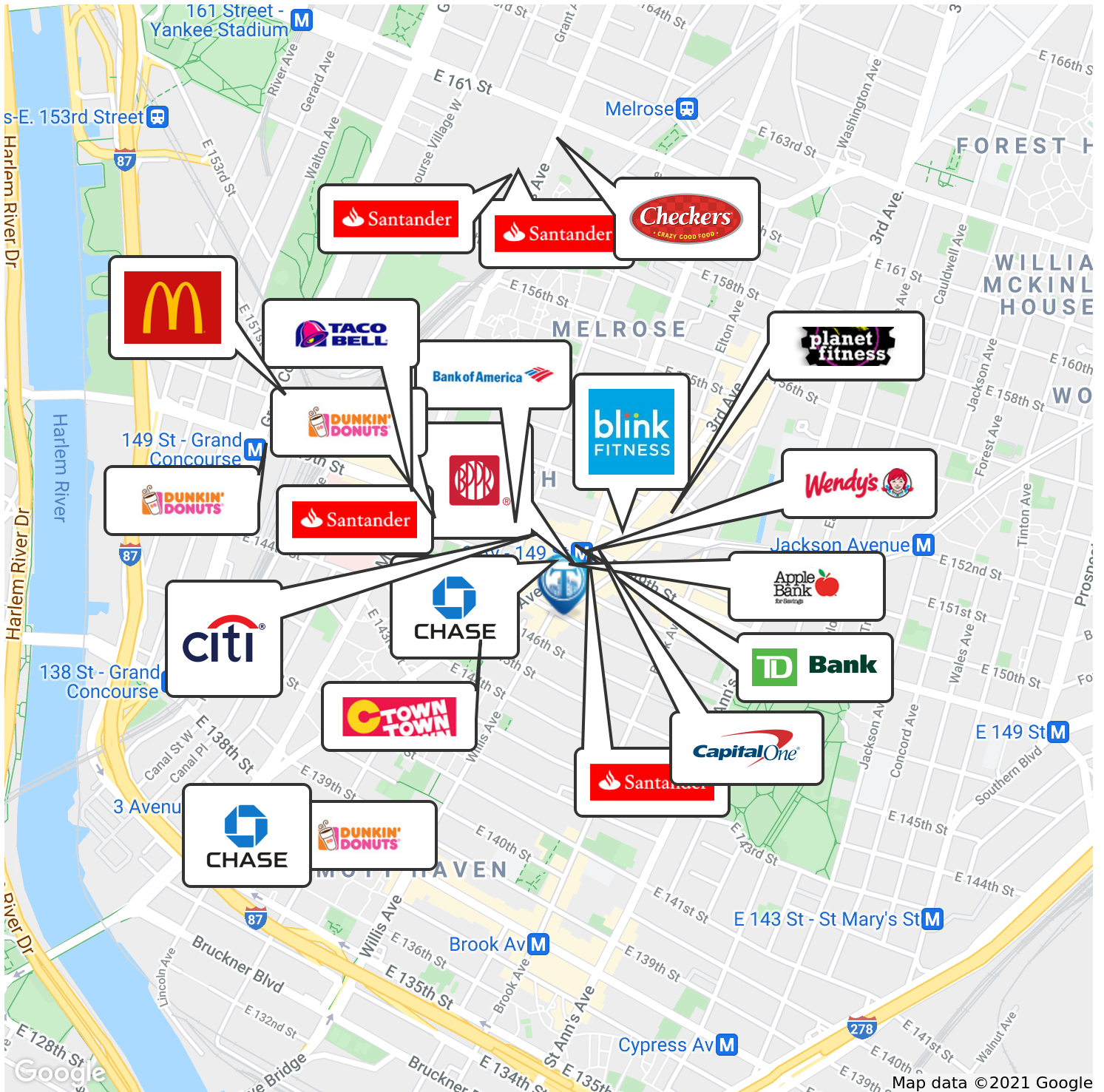
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Retailer Map



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