



For Lease

An office location that has it all

Work | Shop | Dine | Play



**2100 Bartow Avenue,
Bronx, NY**

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Available direct space

- 2nd floor: 34,257 r.s.f.
- 3rd floor: 30,078 r.s.f.
- Term: Negotiable

Building features

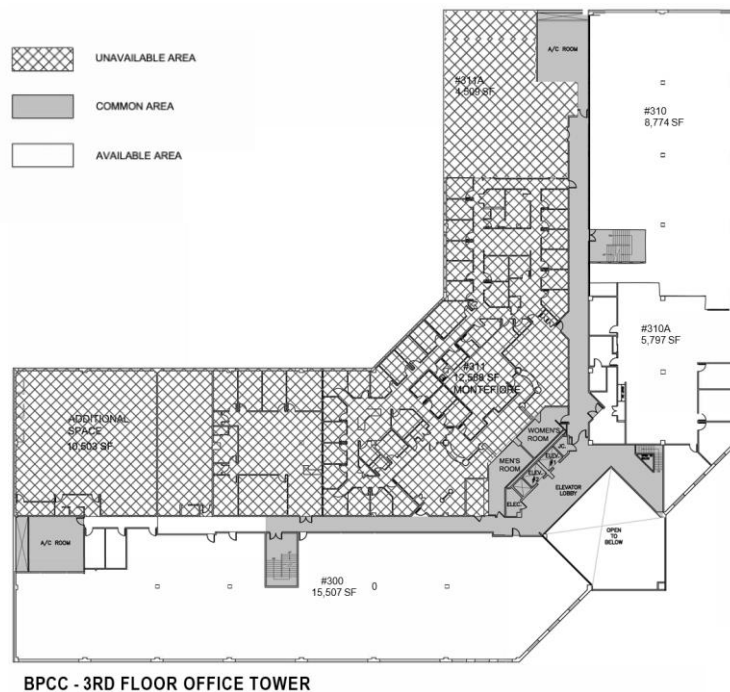
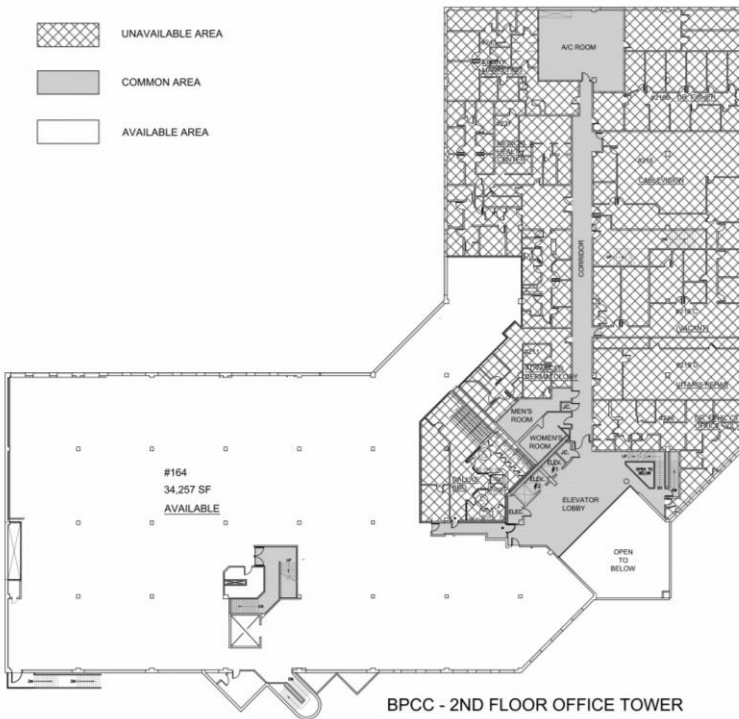
- Mixed-use development
- Excellent transportation system
- Visibility from I-95 and the Hutchinson Parkway
- Immediate access to major roadways
- Large blocks of contiguous space available
- Ample surface parking
- Over 20,000 households within walking distance of Bay Plaza
- Long standing professional ownership
- Great location for recruitment

Complex amenities

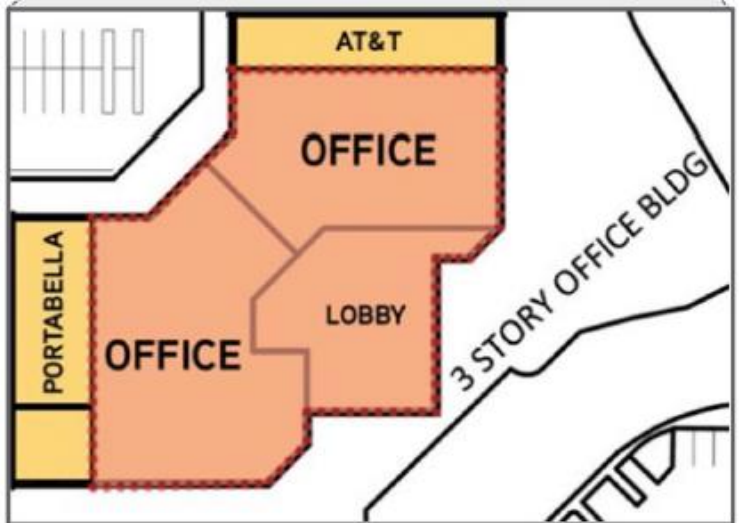
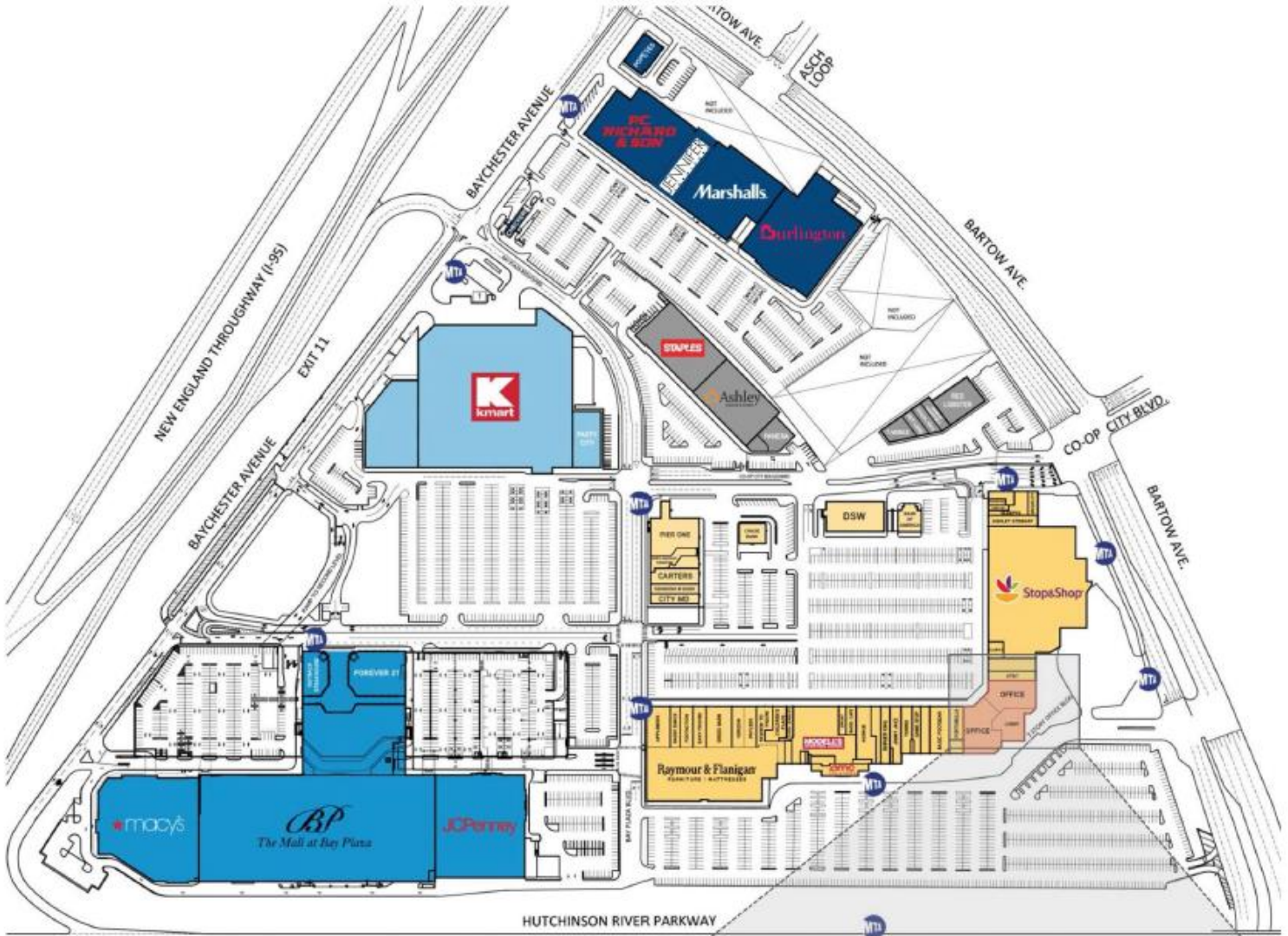
- On-site management
- 24 hour security
- New 24 hour X-Sport Fitness
- Proposed hotel on-site
- 9 bus routes and 10 bus stops throughout the complex
- Minutes to the proposed Co-op City Metro-North station
- Over 150 stores, services & restaurants, including:

Starbucks
Dallas BBQ
Outback Steakhouse
Chipotle
Applebee's
Burger King
Popeyes
Dragon City
Sarku Japan

Shake Shack
Panera
Red Lobster
Olive Garden
Hook and Reel
Red Robin
Subway
Nathans
Moe's



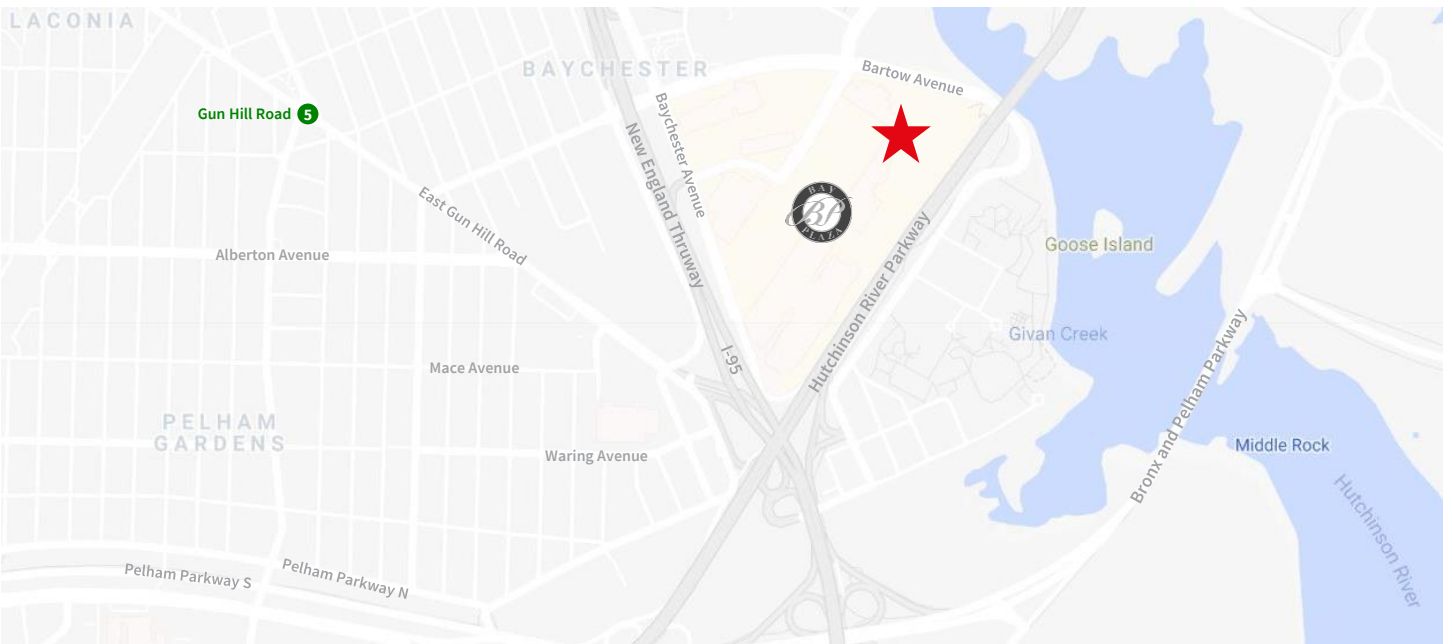
Building function	Details
Building Management	Ownership's on-site building engineer and management
Building Operating Hours	24 hours per day 7 days per week
Original Construction	1988
Renovations	Façade renovated 2011-2012
Roof	Replaced 2013
Total Rentable Area	GBA: 206,730 SF GLA: 172,000 SF
Building Height	4 Stories
Construction Type	Steel and Concrete
Floor Plates	57,355 SF
Floor Heights (slab to slab)	2nd floor 13' x 4" 3rd floor 13' x 5"
Columns	30 Feet
Floor Load	50 lbs./SF
Elevators	(2) Passenger (1) Freight – 9'6" * 9'8" * 7'4" - weight rating 8,000 Lbs.
Lobby	4 Story Atrium with security station and guard
Parking	4/1,000 24 hours a day 7 days a week
Amenities	Over 100 stores, services and restaurants 24-hour fitness - public transportation
HVAC	Natural gas boiler, forced air (2) cooling towers
Electric	Service provider: Con Ed Feeds underground, below grade
Telecommunications	Service provider: Cablevision, Lighthouse
Generator	Diesel powered generator on the roof operates passenger elevators and building emergency lighting
Fire Safety	Building sprinklered, wet system with dedicated fire pump
Restrooms	All ADA compliant (2) designated restrooms on 2nd & 3rd floors each
Security	Roving 24/7 patrol, Guarded front lobby, Security cameras 2nd and 3rd floor hallways and front lobby, dummy and functional cameras throughout parking areas monitored at front desk



Demographic			
	1-mile radius	3-mile radius	5-mile radius
Total population	53,574	494,520	1,372,637
Number of households	20,831	174,907	471,522
Average annual income	\$71,316	\$65,350	\$61,133
Traffic Count			
Roadway	Average cars per day		
I-95	150,000		
Hutchinson River Parkway	121,000		
Bartow Avenue	34,300		

Bus schedule

Bus route	Approximate arrival time	Bus stops
Bx12 SBS	Wednesday: 24 hours every 5-10 minutes Saturday and Sunday: Every 10-20 minutes Late Night:	Baychester Avenue Two stops: Parking lot near Forever 21, near Pier 1
Bx5 (Saturday and Sunday)	Every 15-30 minutes	Baychester Avenue Three stops: Near Pier 1, parking lot near Outback Steakhouse
Bx23	Arrives 15-20 minutes	Baychester Avenue Three stops: Two stops at Bartow Avenue
Bx26	Arrives roughly every 15 minutes	Bartow Avenue Two stops: Two stops both at Bartow Avenue near Stop & Shop
Bx28	Roughly every 10-15 minutes	Bartow Avenue Two stops: Two stops both at Bartow Avenue near Stop & Shop
Bx29	Arrives 20-30 minutes	Bartow Avenue Five stops: Parking lot near Applebee's, AMC Theatre, two stops at Bartow Avenue – both are located near Stop & Shop, one stop near Bank of America
Bx30	Every 10 minutes	Bartow Avenue Two stops: Two stops both at Bartow Avenue near Stop & Shop
Bx38	Roughly every 5-10 minutes	Five stops: Two stops on Bartow Avenue near Stop & Shop, one stop by AMC Theatre, one stop by Bank of America, one stop near Applebee's
BxM7	Express Service only until Midnight Bus arrives roughly between 10-30 minutes	Bartow Avenue One stop: one at Bartow Avenue near Stop & Shop
Q50	Limited Stop Service (Last stop is at 1:55 AM) Bus roughly arrives every 30-45 minutes	Three stops: Two stops at Bartow Avenue Near Stop & Shop, one stop on Baychester Avenue near PC Richards & Son





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