

For Lease

An office location that has it all

Work | Shop | Dine | Play



2100 Bartow Avenue, Bronx, NY

Stephanie Coleman

+1 203 399 1388 stephanie.coleman@am.jll.com

Al Gutierrez

+1 203 399 1387 al.gutierrez@am.jll.com

Ian Ceppos

+1 203 399 1389 ian.ceppos@am.jll.com

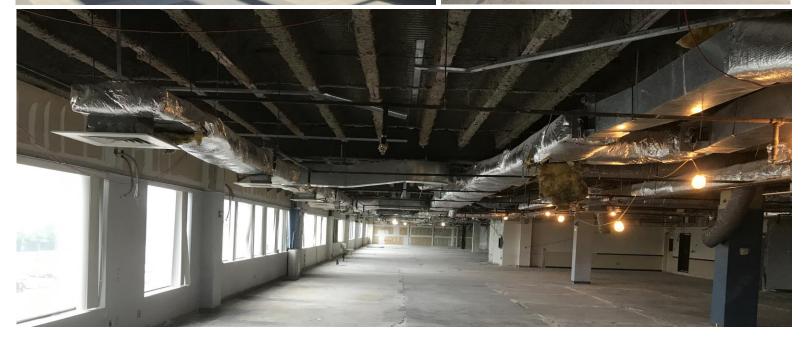








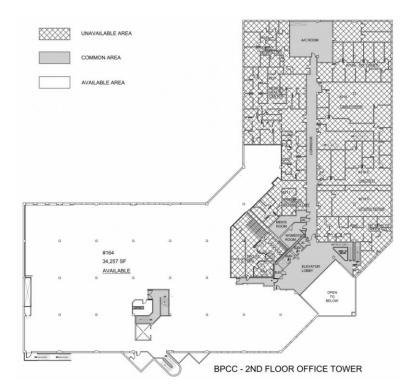


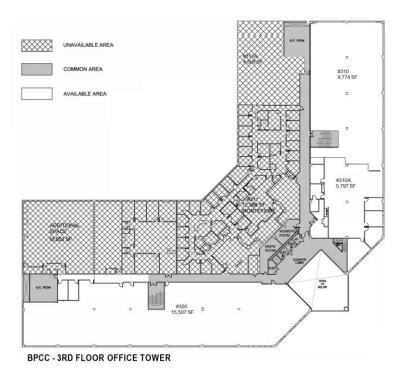




Availabilities







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:

Shake Shack Starbucks Dallas BBO Panera Outback Steakhouse Red Lobster Olive Garden Chipotle Applebee's Hook and Reel Burger King Red Robin Popeyes Subway Dragon City Nathans Sarku Japan Moe's



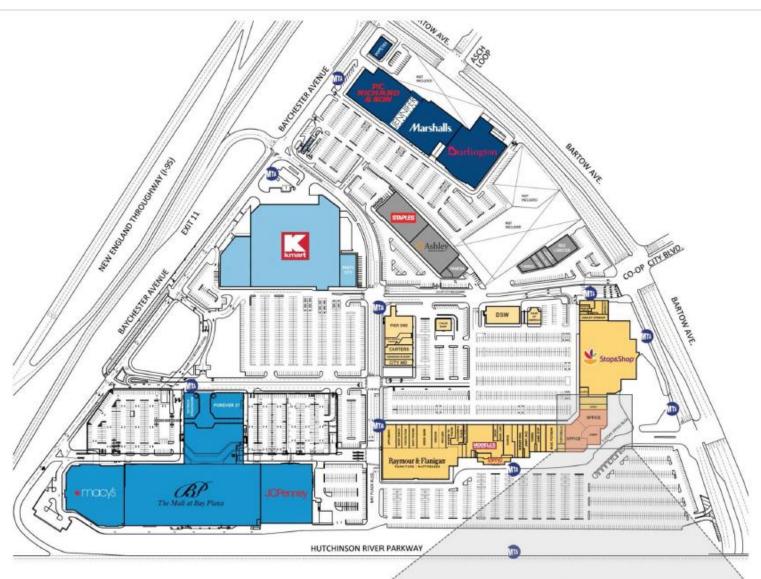
Building specifications



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



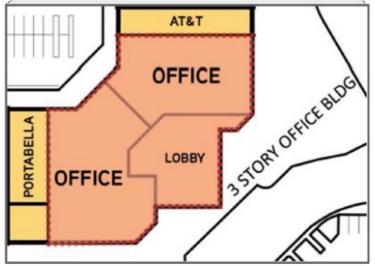




Demographic				
	1-mile radius	3-mile radius	5-mile radius	
Total population	53,574	494,520	1,372,637	
Number of households	20,831	174,907	471,522	
Average annual income	\$71,316	\$65,350	\$61,133	
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Traff	ic (Coi	unt

Roadway	Average cars per day
I-95	150,000
Hutchinson River Parkway	121,000
Bartow Avenue	34,300





Bus schedule

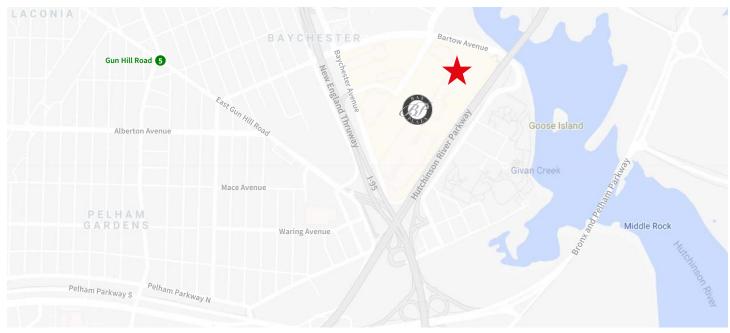


Bus route	Approximate arrival time	Bus stops
Bx12 SBS	Wednesday: 24 hours every 5-10 minutes Saturday and Sunday: Every 10-20 minutes Late Night:	Baychester Avenue
		Two stops: Parking lot near Forever 21, near Pier 1
Bx5	Every 15-30 minutes	Baychester Avenue
(Saturday and Sunday)		Three stops: Near Pier 1, parking lot near Outback Steakhouse
Bx23	Arrives 15-20 minutes	Baychester Avenue
		Three stops: Two stops at Bartow Avenue
Bx26		Bartow Avenue
	Arrives roughly every 15 minutes	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 A	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	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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Ian Ceppos

+1 203 399 1389 ian.ceppos@am.jll.com

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