

2100 BARTOW avenue BRONX NEW YORK

AN OFFICE LOCATION THAT HAS IT ALL



WORK > SHOP > DINE > PLAY



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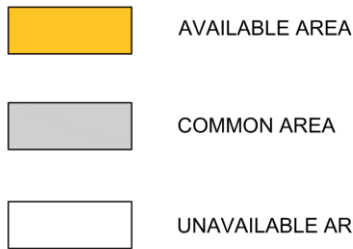
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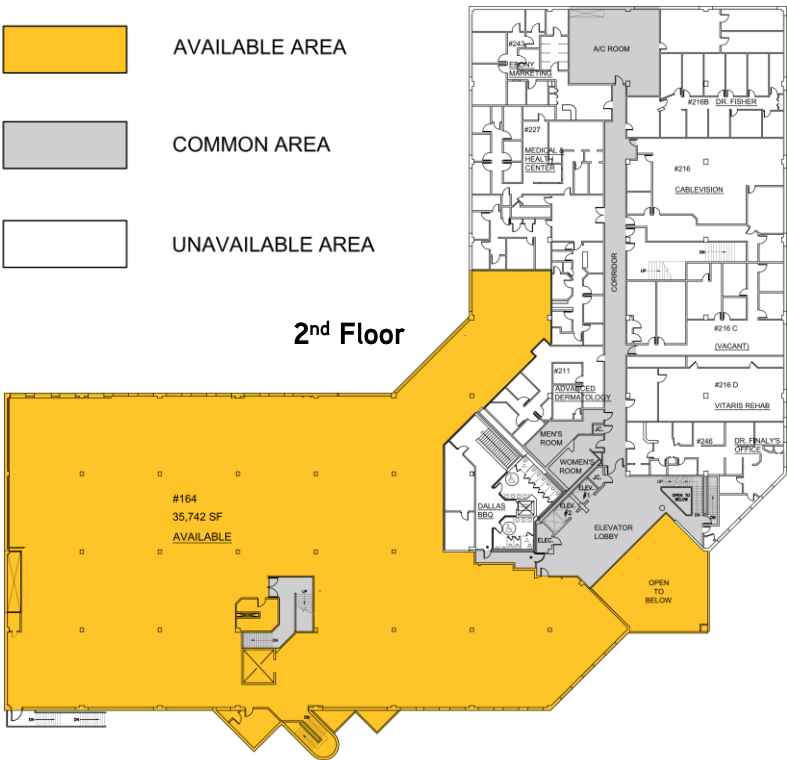
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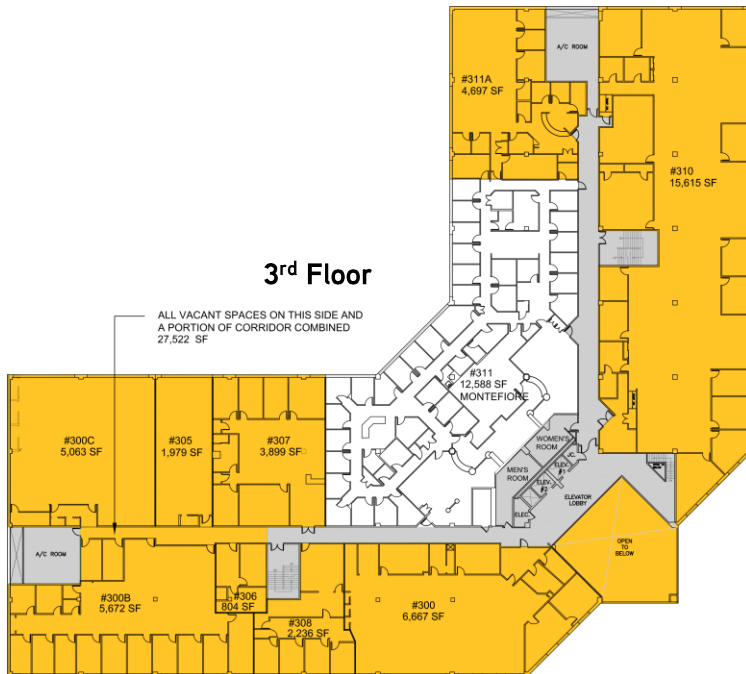
BRONX
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2nd Floor



3rd Floor



AVAILABLE DIRECT SPACE

2ND FLOOR 35,472 SF

3RD FLOOR 48,824 SF

TERM: Negotiable

BUILDING FEATURES

- Mixed use development
- Excellent transportation system
 - 9 Bus Routes and 10 bus stops throughout the complex
- Visibility from I-95 and the Hutchinson Parkway
- Immediate access to major roadways
- Large blocks of contiguous space available
- Ample surface parking
- Affordable housing within walking distance
- Proposed hotel on-site
- Great location for recruitment
- New 24 hour x-sport fitness
- On- site management
- 24 hour security
- Over 150 stores, services & restaurants
- Long standing professional ownership



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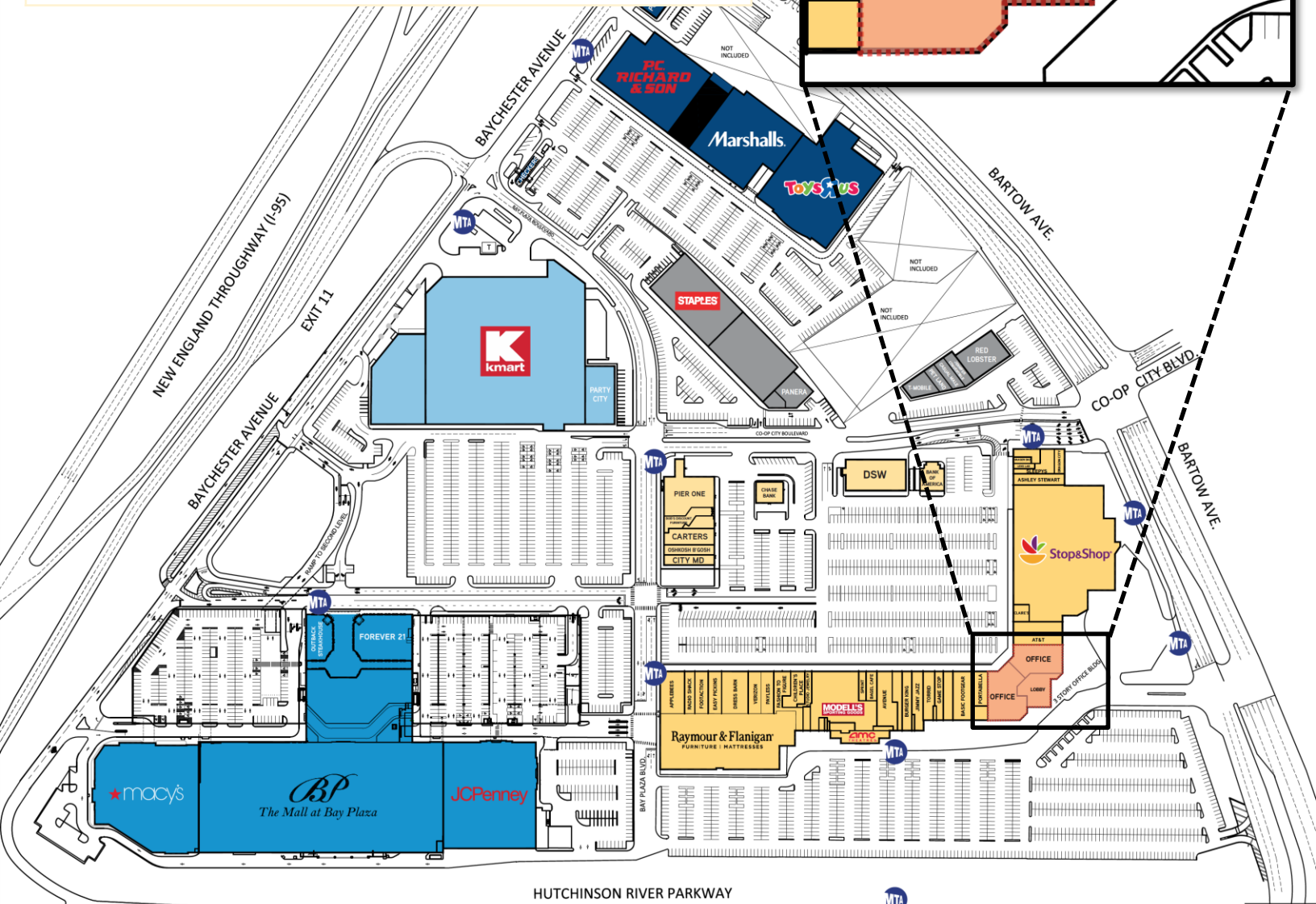
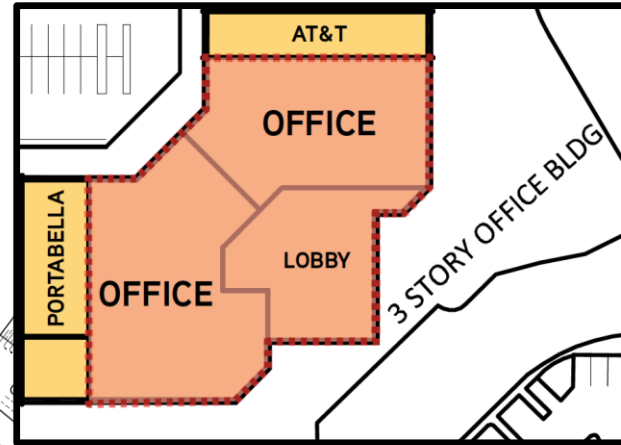
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DEMOGRAPHIC

	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

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



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