

2,750 SF OFFICE SPACE FOR LEASE

2027 Williamsbridge Road, Bronx NY

2027
LIBERTY BUILDING



CONCOURSE
REALTY PARTNERS

DAVID SIMONE

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EXECUTIVE SUMMARY

OFFERING

Lease Rate	\$7,250/month
	\$31.64/SF
Building Size	14,354 SF
Lot Size	7,450 SF
Zoning	R5D/C2-4

PROPERTY OVERVIEW

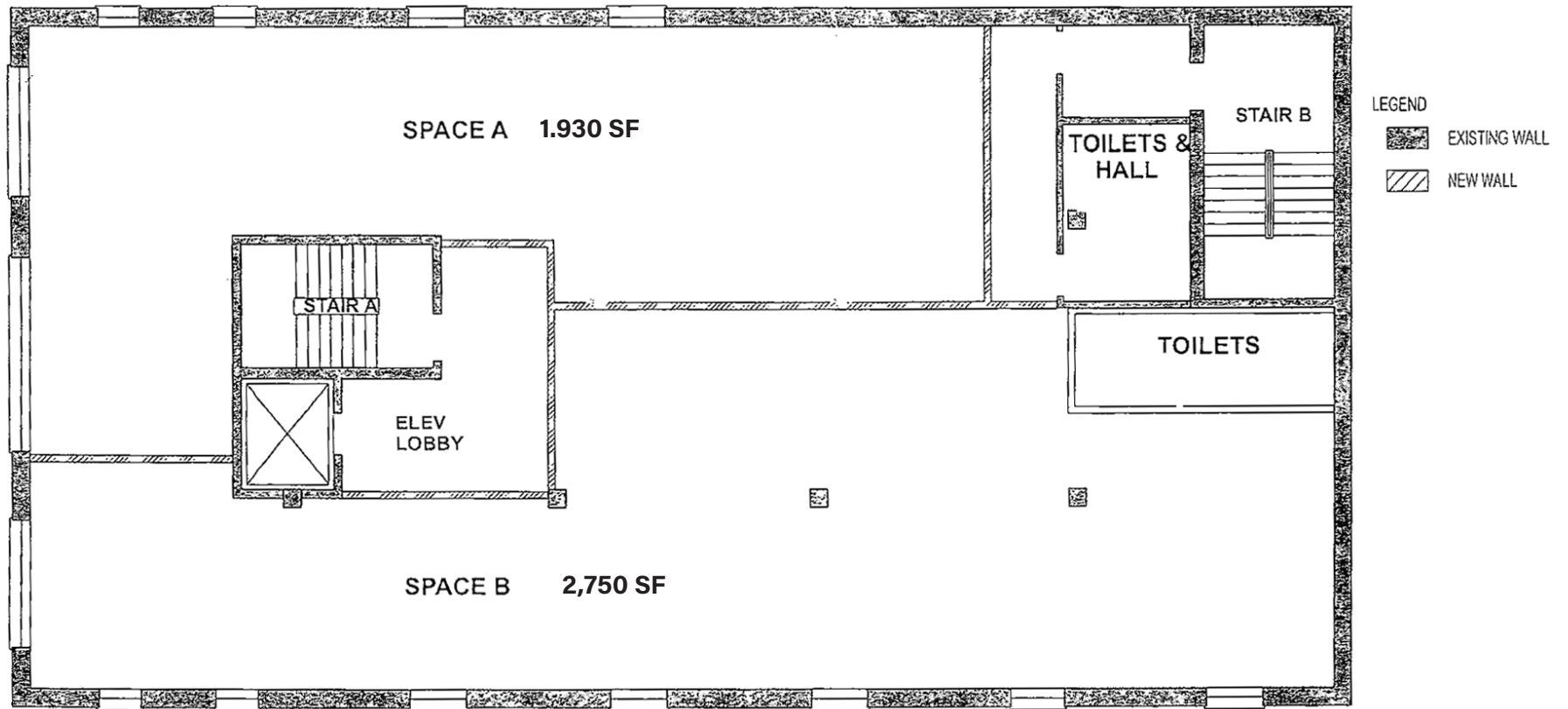
Class 1 Office Building
Marble Lobby with elevator
Top Floor windowed space
High Ceilings

DETAILS

2,750 Rentable Square Feet
Rent: \$7,250 with 3% annual increases
All CAM charges and real estate taxes included
Tenant pays for own utilities and cleaning
Space has HVAC unit, and gas & electric meter
Four (4) months initial rent allowance for tenant improvements
Two parking spaces in adjacent parking lot



THIRD FLOOR SPACE DIVISION



LOCATION

Located 5 blocks from the Morris Park subway station **5 train**. Steps from the **BX8** and **Bx12** buses. Proximity and easy access to the **Bruckner and Cross Bronx expressways** and **Bronx River Parkway**



Restaurants

- 01 Enzo's
- 02 Patricia's
- 03 La Masa
- 04 John & Joe's Pizzeria
- 05 Pasta Pasta

Cafe

- 01 Gleason's Cafe
- 02 Skyline Bar
- 03 Doyle's Pub
- 04 Lydig Coffee House
- 05 Starbucks
- 06 La Casa Del Caffe
- 07 Starbucks

Education

- 01 Icahn Charter School Four
- 02 Price center
- 03 Ferkauf Graduate School of Psychology
- 04 Van Nest Academy PS/MS 498
- 05 P.S. 083 The Donald Hertz School
- 06 X418 Bronx High School for the Visual Arts
- 07 New York Institute For Special Education
- 08 Christopher Columbus High School
- 09 Albert Einstein College of Medicine

Retail

- 01 Peach Wave
- 02 GNC
- 03 Good N Natural
- 04 Big Deal Supermarket

Drugstore

- 01 CVS Pharmacy
- 02 Walgreens
- 03 Rite Aid
- 04 CVS Pharmacy

Arts & Entertainment

- 01 The Williamsbridge Tavern
- 02 Van Nest Lanes
- 03 Bronxdale Bingo

Wellness

- 01 Planet Fitness
- 02 Powerhouse GYM
- 03 Dolphin Fitness Clubs
- 04 LA Fitness

Hospital

- 01 Jacobi Hospital

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