



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

14,700 SF - 30,900 SF | 1010 Washington Ave | Brand New Divisible Office Spaces for Lease

1010 Washington Avenue, Bronx, NY 10456

Shlomi Bagdadi
718.437.6100
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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call: 718-437-6100
Available SF:	14,700 - 30,900 SF
Building Size:	205,000 SF
Lot Size:	17,951 SF
Number of Units:	2
Zoning:	M1-1/R7-2

PROPERTY OVERVIEW

Brand new development
State-of-the-art office space
High ceilings
Surrounded by all glass windows boasting tremendous light
Elegant lobby
ADA accessible
2 means of egress
Parking
Divisible (per floor)
Both floors can be combined for one tenant

LOCATION OVERVIEW

Located in the Morrisania neighborhood of the Bronx between Weiher Ct & E 164th St near the Prospect Ave subway station.

Nearest Transit: 2 & 5 trains at Prospect Ave and the BX21, BX15, & BX6 bus lines.

Nearby tenants include Dunkin', McDonald's, Food Bazaar, Walgreens, Starbucks, Retro Fitness, Food Universe Marketplace, Hook & Reel, Santander Bank, Domino's, CTown Supermarket, TrueCare Pharmacy, Kennedy Fried Chicken, and more!

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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Additional Photos



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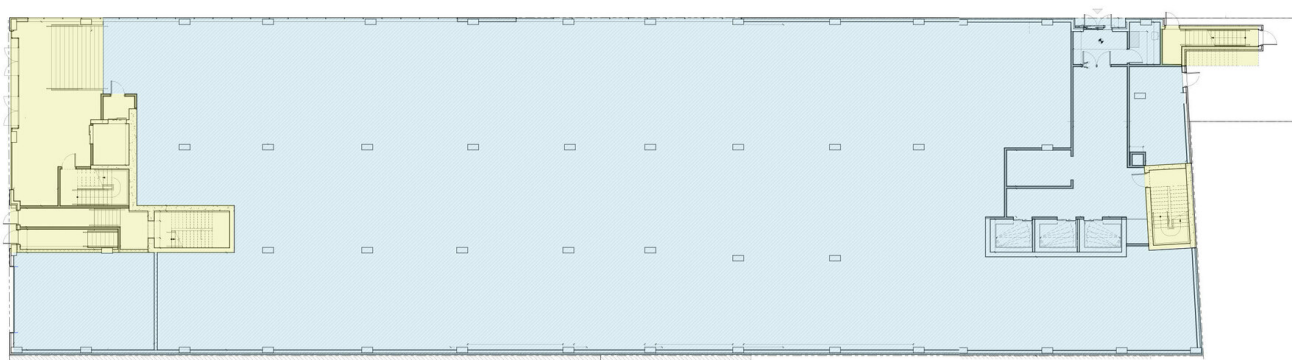
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Ground Floor



1010 WASHINGTON AVENUE

GROUND FLOOR

TOTAL AVAILABLE SPACE: 14,700 SF

ALL SQUARE FOOTAGES
ARE APPROXIMATE

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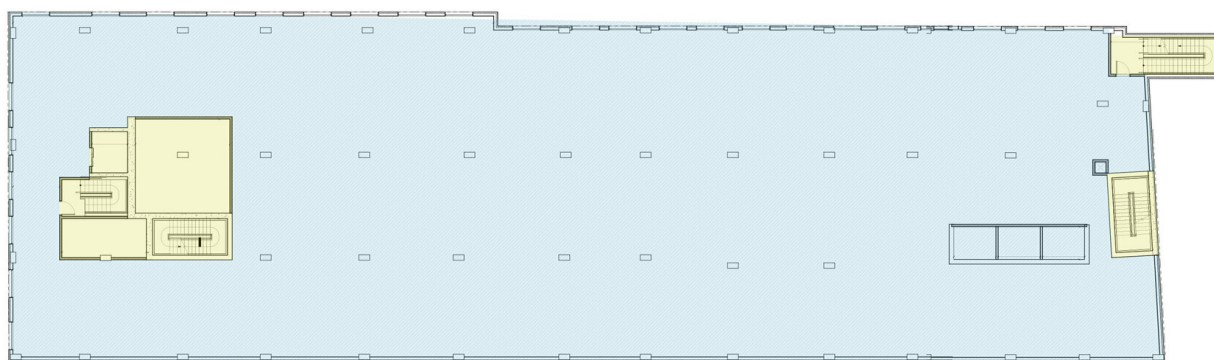
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2nd Floor



1010 WASHINGTON AVENUE

2ND FLOOR

TOTAL AVAILABLE SPACE: 16,200 SF

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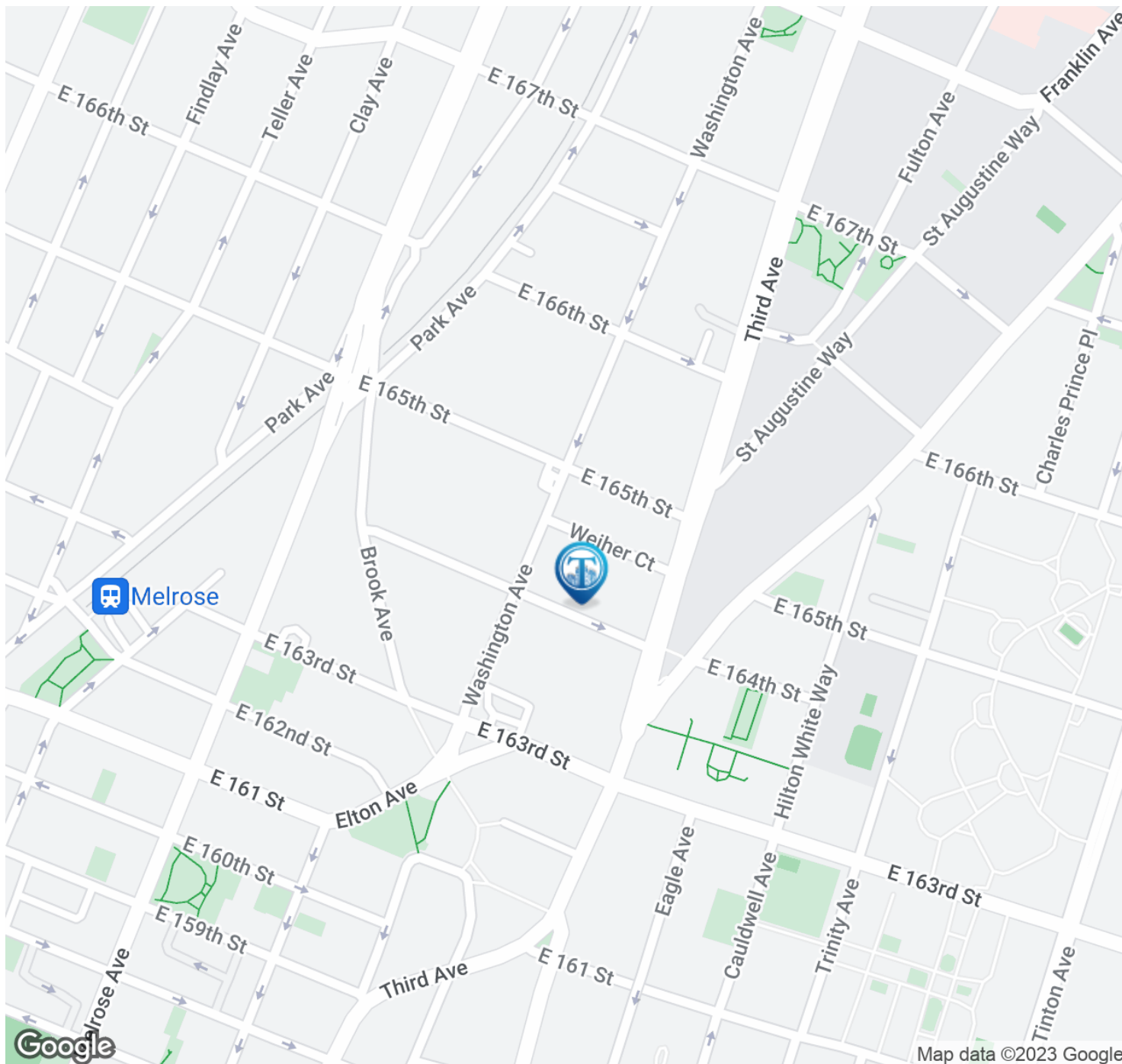


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Location Map



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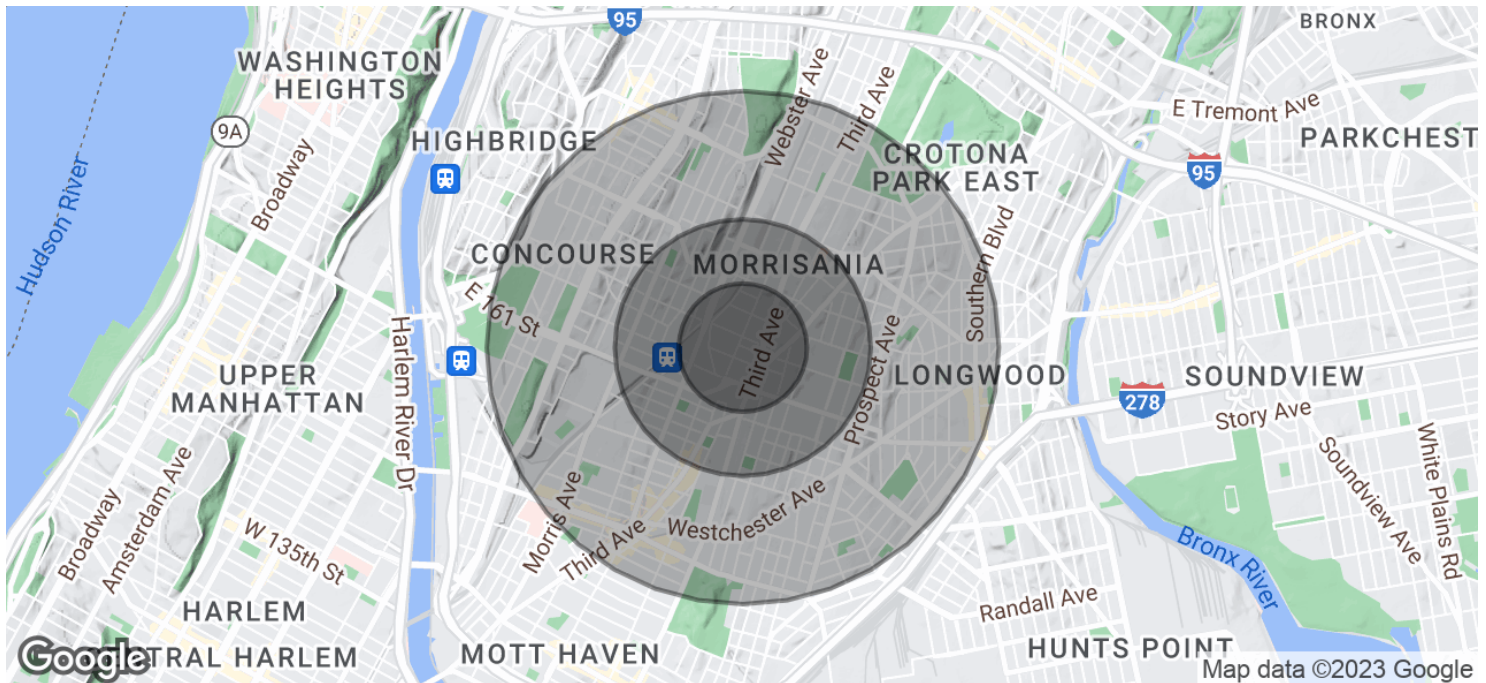
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	11,189	58,135	236,024
Average Age	32.2	33.4	32.9
Average Age (Male)	33.6	32.5	31.2
Average Age (Female)	32.7	34.7	35.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,086	21,860	88,393
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$41,502	\$45,988	\$45,337
Average House Value	\$7,073	\$62,423	\$92,993

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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