



**TRI STATE
COMMERCIAL®**
REAL ESTATE EXPERTS

For Lease



Built-Out Office Suites for Lease

200 - 30,000 SF • 19 Unit

749 E 135th St • Bronx • NY

For Pricing **Call: 718-437-6100**

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Zack Setton
☎ 718.437.6100 x113
Zack.S@TriStateCR.com



Location Overview

Located in the Port Morris neighborhood of the Bronx on the corner of Willow Ave near the Cypress Ave subway station.

Nearest Transit: 6 train at Cypress Ave and the BX33 bus line.

Nearby tenants include The Bronx Brewery, Dunkin', Milk Burger, Dollar Tree, Shop Fair, T-Mobile, FoodFest Depot, Pio Pio, NY Sluggers Academy, and more!

Main Highlights

- ▶ Built-out office suites
- ▶ Long-term & short-term rentals available
- ▶ Can make the entire building available
- ▶ Suite 101 - 200 SF
- ▶ Suites 102 + 103 - 400 SF
- ▶ Suite 104 - 300 SF
- ▶ Suites 107 + 108 + 109 - 600 SF
- ▶ Suite 110 - 450 SF
- ▶ Suite 203 - 250 SF
- ▶ Suite 204 - 250 SF
- ▶ Suite 205 - 250 SF
- ▶ Suite 206 - 200 SF
- ▶ Suites 211 + 212 - 350 SF
- ▶ Suite 214 - 250 SF
- ▶ Suite 215 - 200 SF
- ▶ Suite 217 - 400 SF
- ▶ Suites 218 + 219 + 220 - 600 SF
- ▶ Suite 222 - 250 SF
- ▶ Suite 223 - 250 SF
- ▶ Suite 224 - 300 SF
- ▶ Suite 225 - 300 SF
- ▶ 4th Floor - 5,500 SF
- ▶ 5th Floor - 5,500 SF



30,000 SF

Total Building Size



5,114 SF

Lot Size



M1-2

Zoning

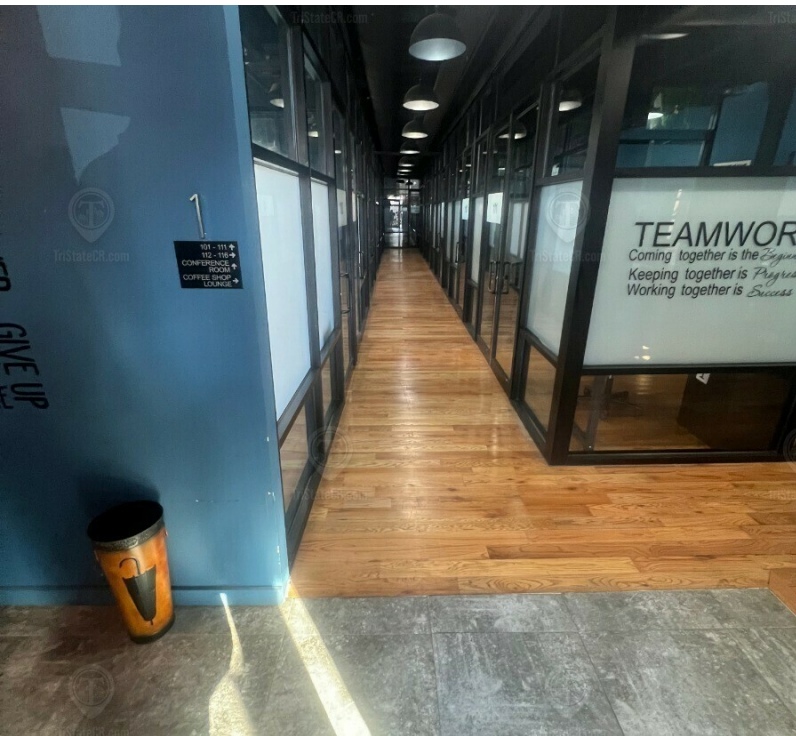
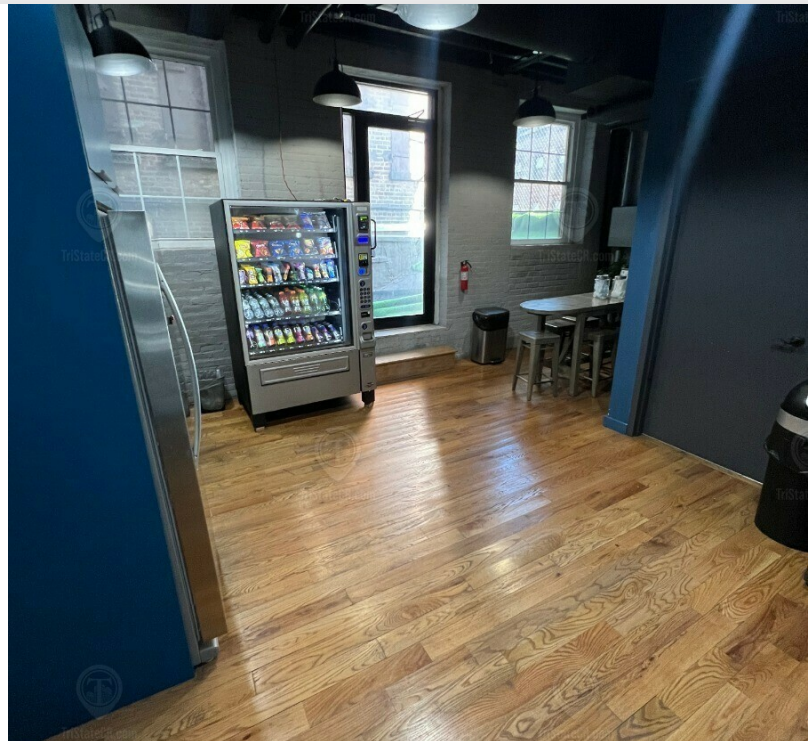
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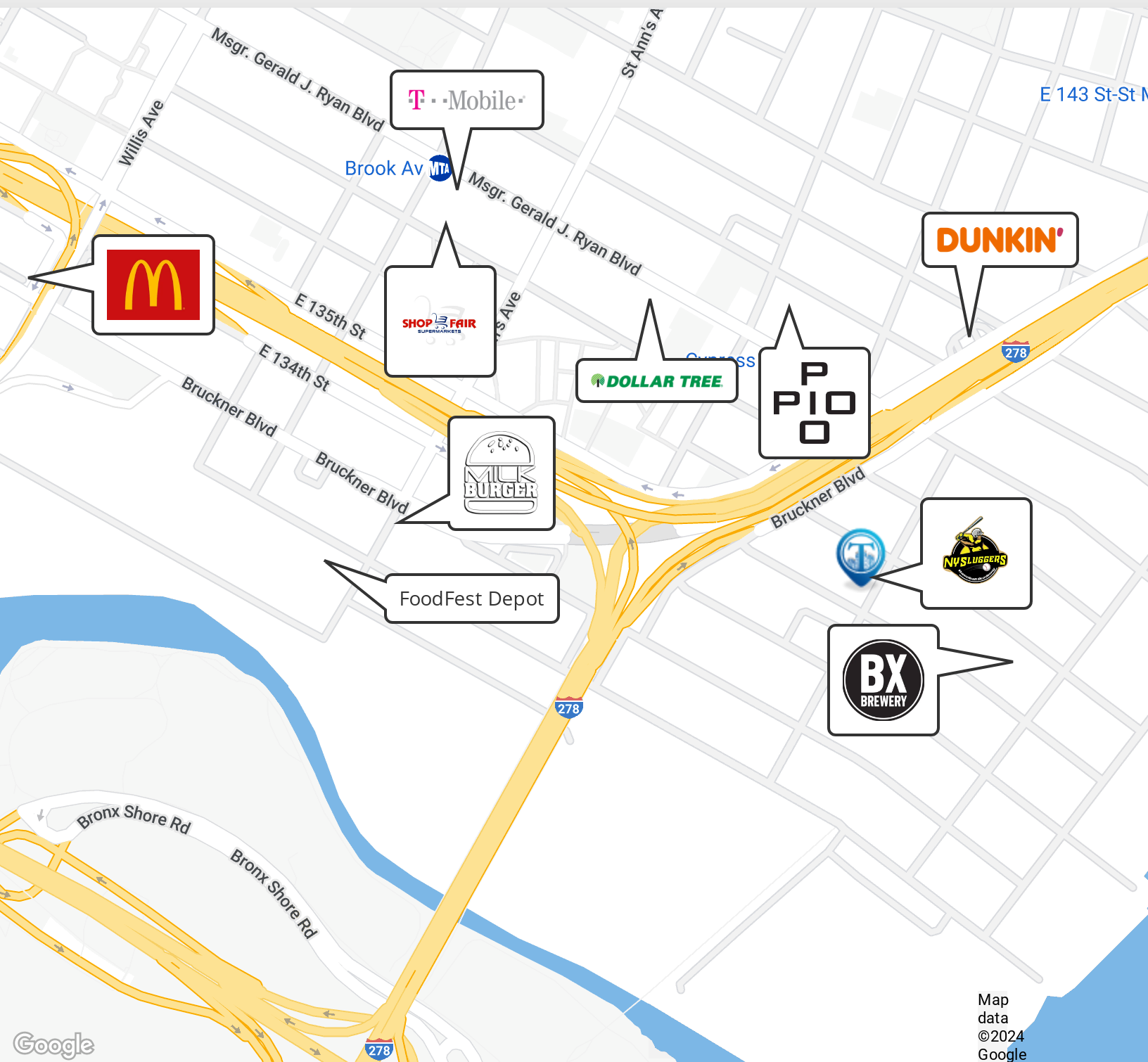
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Retailer Map

749 E 135th St, Bronx, NY 10454



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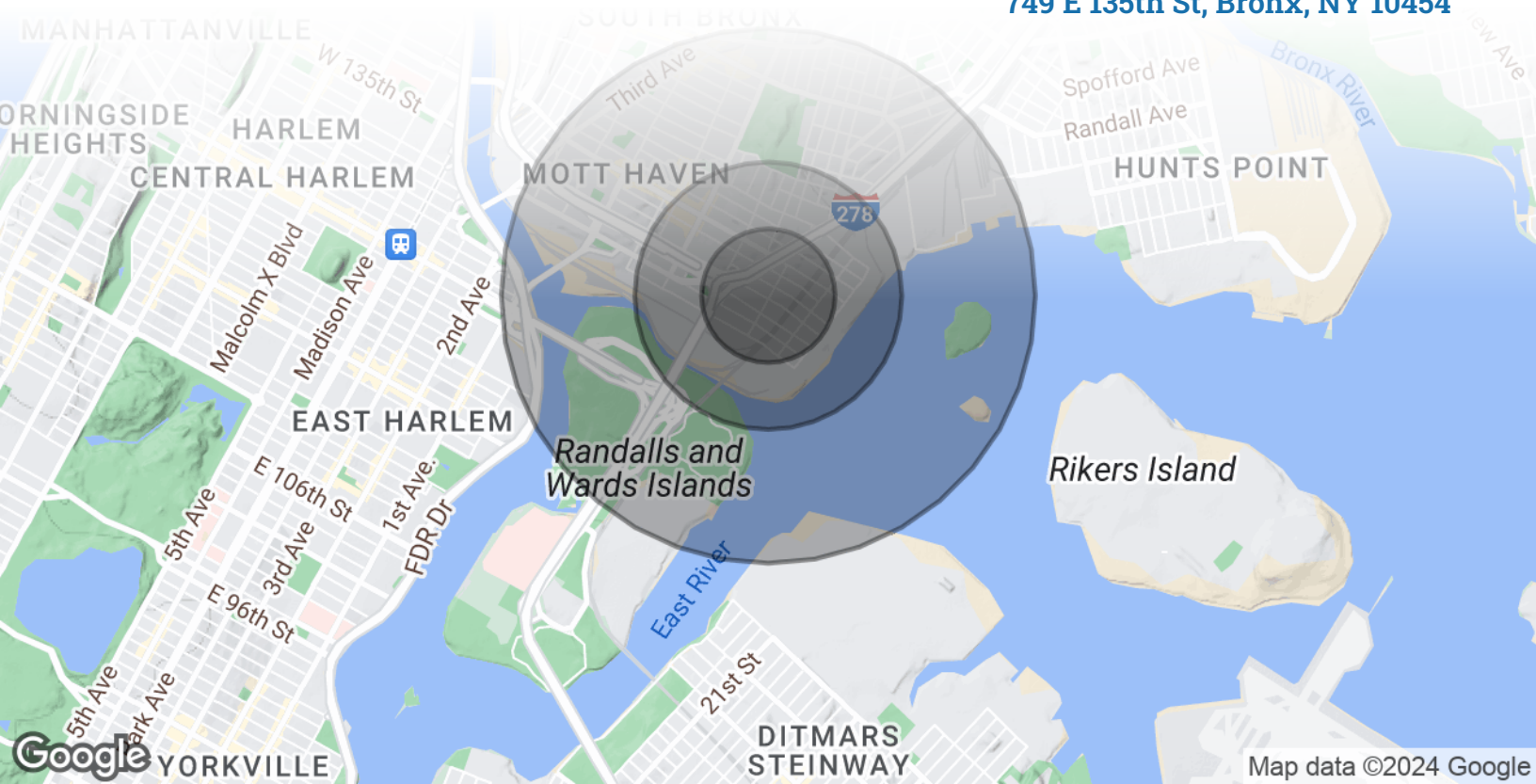
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Area Demographics

749 E 135th St, Bronx, NY 10454



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	2,978	15,030	65,309
Average Age	29.4	30.4	31.4
Average Age (Male)	28.2	26.0	28.2
Average Age (Female)	34.1	34.0	33.7



65,309

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	921	5,625	24,667
# of Persons per HH	3.2	2.7	2.6
Average HH Income	\$40,417	\$32,294	\$39,216
Average House Value	\$68,654	\$33,192	\$87,117



\$39,216

Avg Household Income

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