



OFFICE SPACE

PERFECT FOR ALL OFFICE, MEDICAL, EDUCATION & NON-PROFIT USES

BRONX, NY

2918 THIRD AVENUE

SIZE

3rd Floor	5,000 RSF
4th Floor	5,000 RSF
5th Floor	5,000 RSF
Total	15,000 RSF

CEILING HEIGHTS

3rd Floor	10 FT
4th Floor	10 FT
5th Floor	12 FT

ASKING RENT

Upon Request

POSSESSION

Immediate

FRONTAGE

55 FT

CO-TENANTS

The Children's Place & Caring Professionals, Inc.

NEIGHBORS

Lincoln Medical Center, JCCA, Zeta Charter School, La Central, Hostos Community College (CUNY), SoBro, YMCA, Metropolitan College of New York, Sun River Health, DaVita, Burlington, Marshalls, Starbucks, Rite Aid, Planet Fitness

COMMENTS

- Recently renovated office spaces with lots of window exposure for light and air
- Elevator and ADA bathrooms in-place
- Each floor has 5,000 RSF which can be combined for up to 15,000 SF
- Two short blocks from the 2nd busiest subway stop in The Bronx: the Third Ave - 149th St (**2** & **5**) - 6,768,255 annual riders
- Two blocks away from the 1.1 million square foot La Central Development
- Building is surrounded by key medical, government and education faculties including NYC Health + Hospitals/ Lincoln Center, Zeta South Bronx Charter School, Hostos Community College (CUNY), YMCA and others
- All office uses accepted including medical, government, non-profit and education

CONTACT EXCLUSIVE AGENTS

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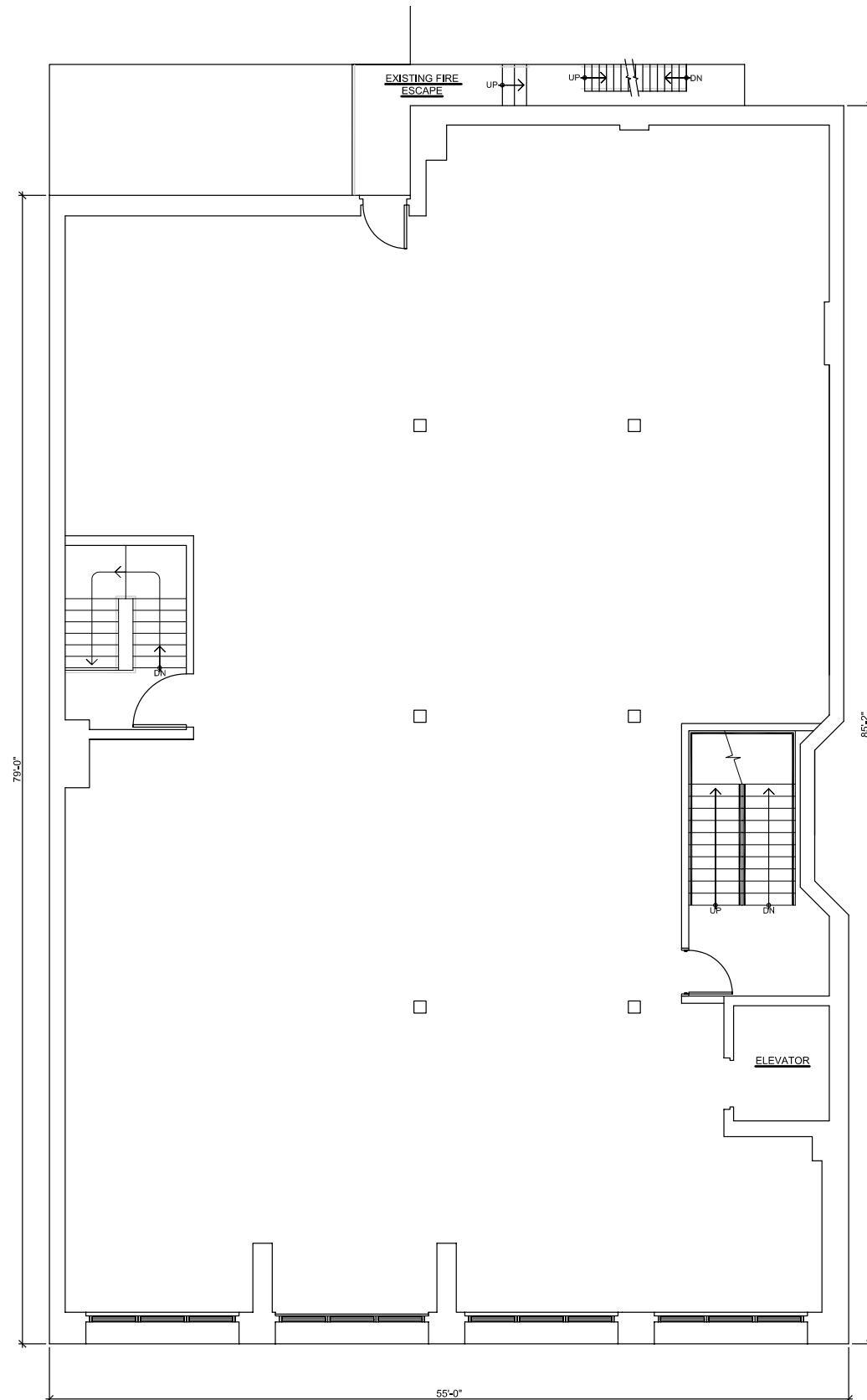


80-02 Kew Gardens Rd
3rd Floor
Queens, NY 11415
718.663.2650

Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

FLOOR PLAN



TRANSPORTATION

2019 Ridership Report

Third Avenue/149th Street 2 5
 Annual 6,768,255
 Weekday 22,167
 Weekend 20,597

Bx4 Bx 4
 Annual 2,722,573
 Weekday 8,370
 Weekend 10,911

Bx15 Bx 15
 Annual 6,597,695
 Weekday 20,579
 Weekend 24,912

Bx19 Bx 19
 Annual 6,978,379
 Weekday 21,475
 Weekend 27,719

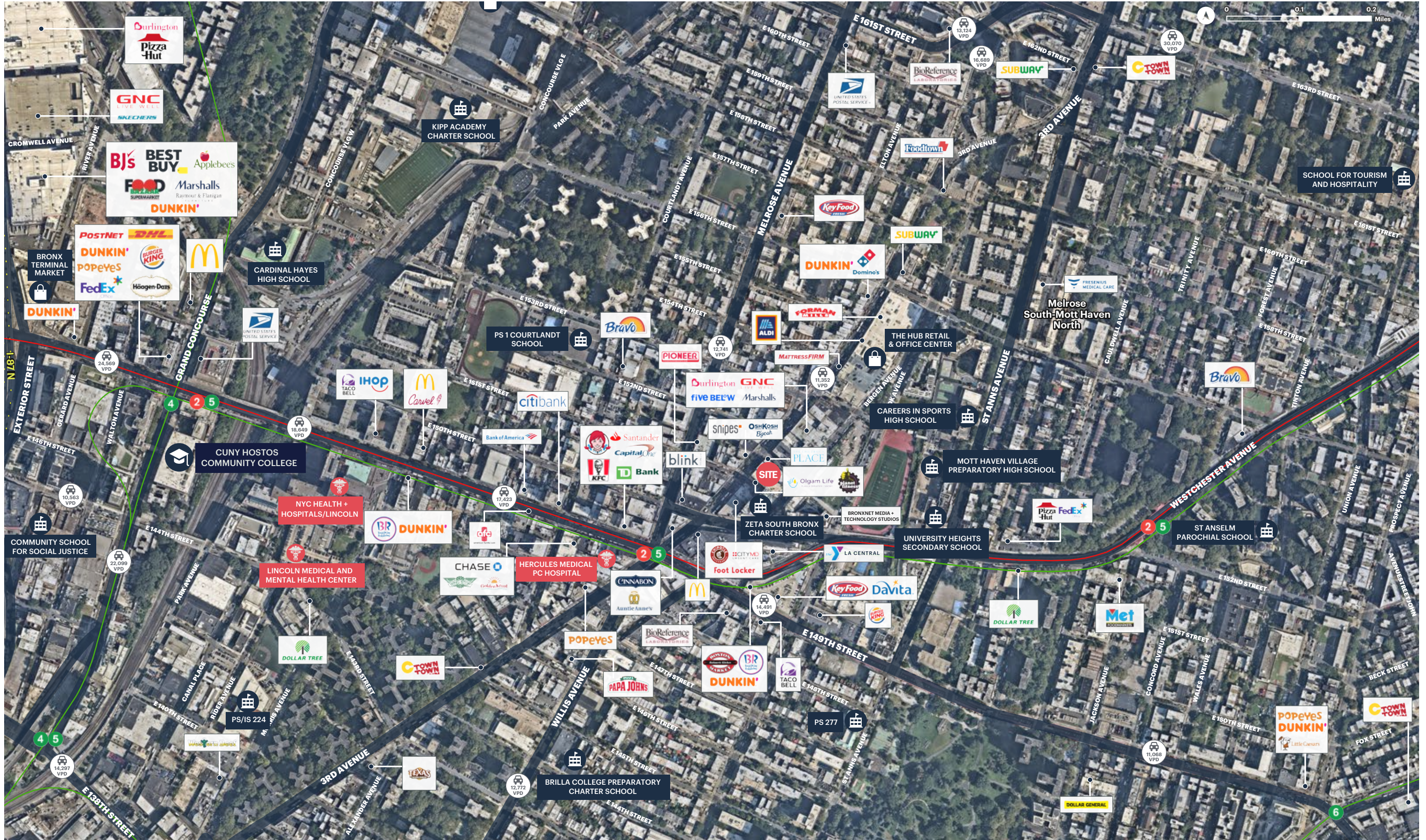
Bx21 Bx 21
 Annual 3,510,199
 Weekday 11,468
 Weekend 10,838

Bx41 Bx 41
 Annual 5,745,720
 Weekday 17,699
 Weekend 22,702

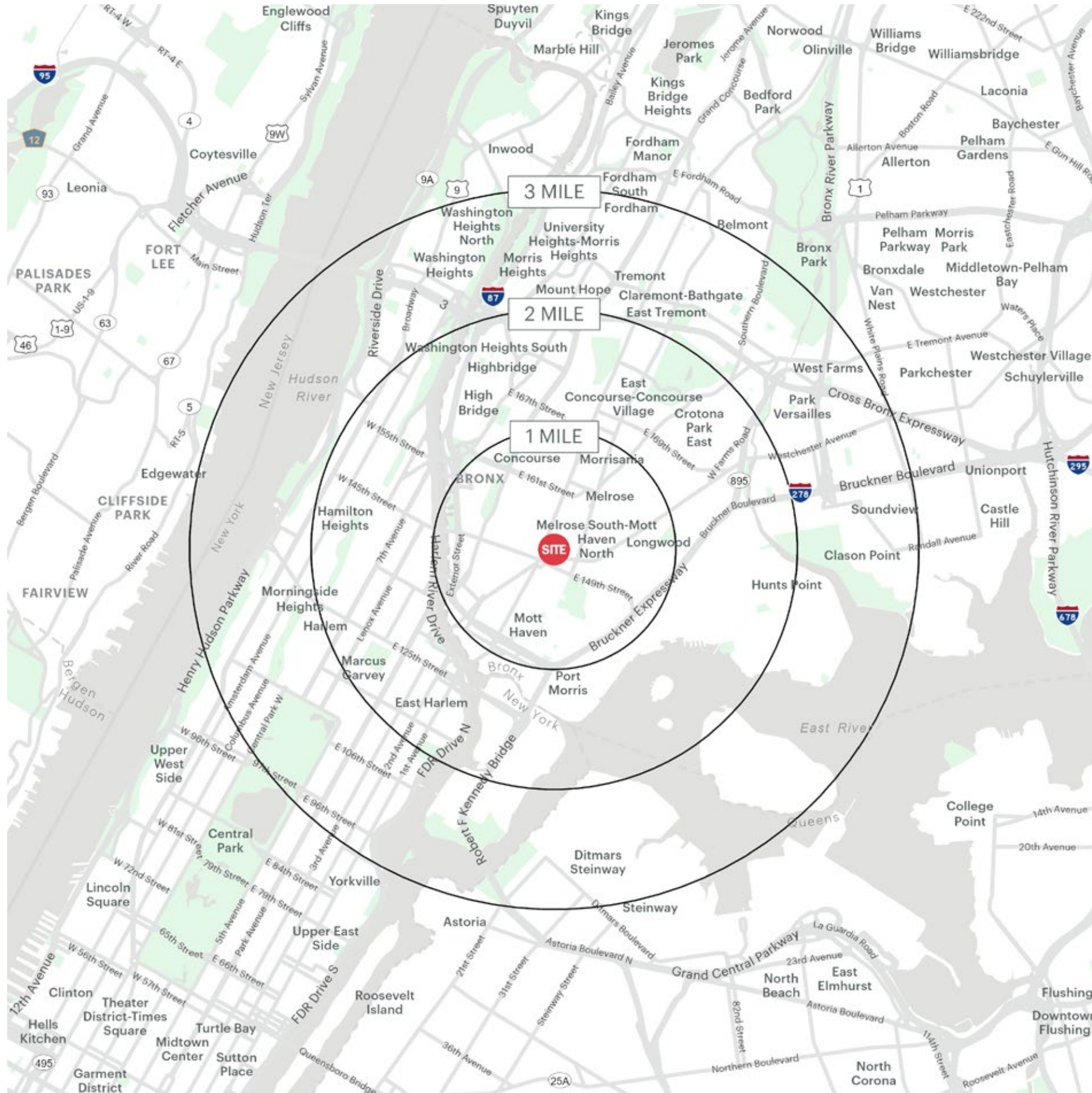
INTERIOR PICTURES



AERIAL



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

184,573

HOUSEHOLDS

67,254

AVERAGE HOUSEHOLD INCOME

\$50,744

MEDIAN HOUSEHOLD INCOME

\$31,054

COLLEGE GRADUATES (BACHELOR'S +)

19,690 - 17.0%

TOTAL BUSINESSES

4,007

TOTAL EMPLOYEES

58,579

DAYTIME POPULATION (W/ 16 YR +)

179,673

2 MILE RADIUS

POPULATION

629,784

HOUSEHOLDS

239,373

AVERAGE HOUSEHOLD INCOME

\$61,542

MEDIAN HOUSEHOLD INCOME

\$37,189

COLLEGE GRADUATES (BACHELOR'S +)

101,309 - 25.0%

TOTAL BUSINESSES

12,899

TOTAL EMPLOYEES

195,851

DAYTIME POPULATION (W/ 16 YR +)

583,543

3 MILE RADIUS

POPULATION

1,269,123

HOUSEHOLDS

484,259

AVERAGE HOUSEHOLD INCOME

\$72,083

MEDIAN HOUSEHOLD INCOME

\$41,251

COLLEGE GRADUATES (BACHELOR'S +)

247,162 - 30.0%

TOTAL BUSINESSES

24,480

TOTAL EMPLOYEES

384,598

DAYTIME POPULATION (W/ 16 YR +)

1,144,301

AREA DEMOGRAPHICS

