

FOR LEASE-10,758 RSF OF NEWLY RENOVATED OFFICE SPACE 535 E Tremont Ave-Bronx, NY



Available Space: 10,758 RSF (divisible)

Rental Rate: Upon Request

Additional Information:

- 3,586 RSF per floor (entire 2nd floor, 3rd floor & 4th floor)
- At the corner of Third Ave & Tremont Ave
- Excellent branding opportunity
- Views of Tremont Park
- Elevator to be installed
- 12' ceilings throughout
- Easy access to mass transit and major highways
- Traffic count of 15,000 cars per day on E Tremont Ave
- Pricing and further details available upon request



Demographics	.25 Mile	.5 Mile	1 Mile
Population	8,083	44,964	226,532
Average HH Income	\$34,874	\$39,743	\$41,119
Annual HH Expenditure	\$99.1 M	\$558 M	\$2.83 B
Annual Non-Retail Expenditure	\$51.7M	\$291 M	\$1.47 B

CONTACT EXCLUSIVE AGENT:

David Scotto

914.968.8500 x306

dscotto@rmfriedland.com

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES
440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com



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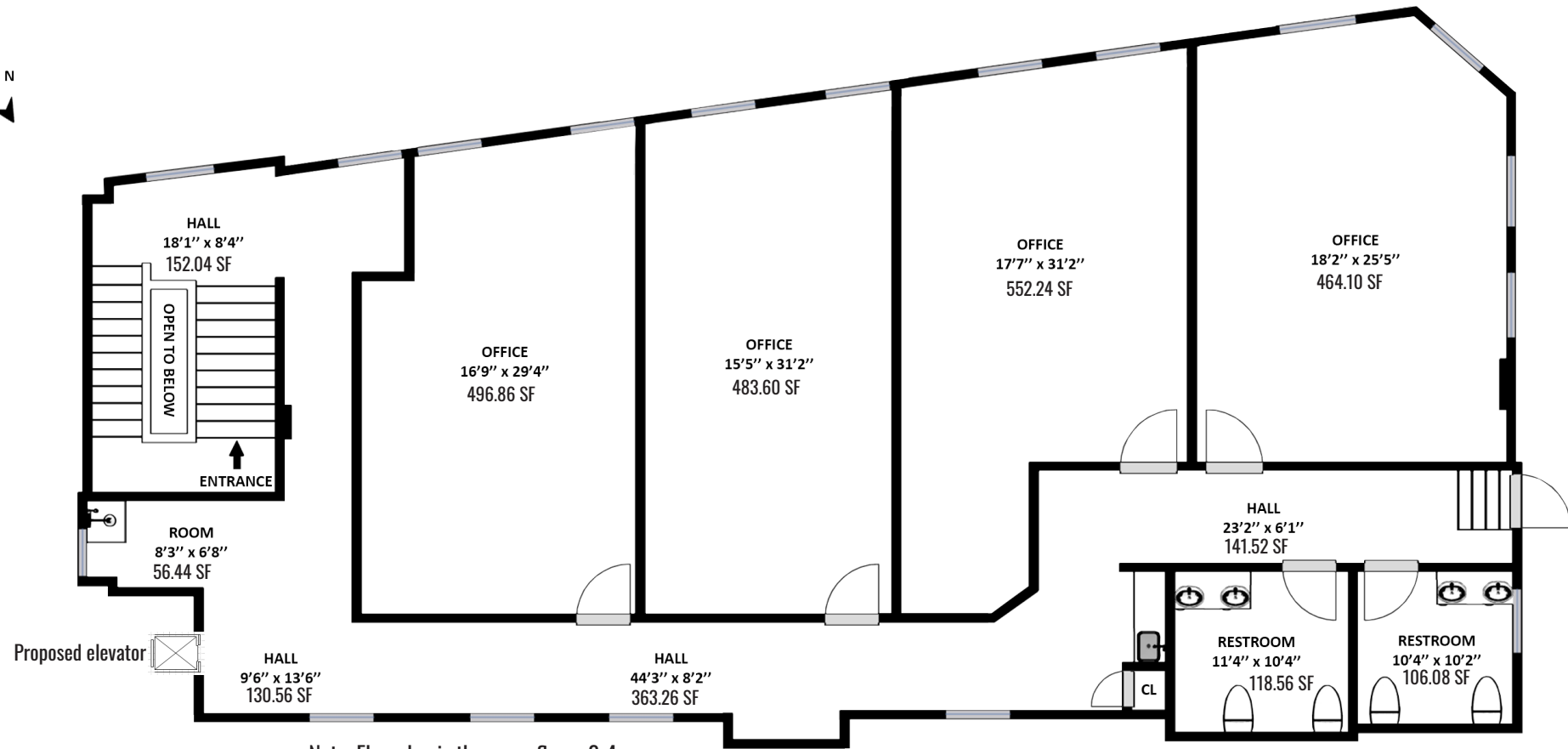
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Note: Floorplan is the same floors 2-4

DIMENSIONS ARE APPROXIMATE

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