

PELHAM BAY PROFESSIONAL CENTER

3250-3276 WESTCHESTER AVENUE, BRONX, NY 10461



THE BEST LOCATED PROFESSIONAL OFFICE BUILDING IN THE BRONX

OFFICE/MEDICAL SPACE AVAILABLE
1,797 RSF - 5,006 RSF

Unmatched accessibility to transportation.
At the #6 train station and Bx5, Bx12,
Bx24, BxM7A & BxQ1 bus stop

- Rental Rate: Available upon request
- In newly renovated buildings
- Total complex ±77,000 SF
- On-site parking
- Less than a mile from Montefiore Hutchinson Campus, Albert Einstein Medical Center, Jacobi Medical Center, Calvary Hospital & Montefiore Westchester Sq Campus
- Existing retail tenants within complex: Subway, Dunkin Donuts & Baskin Robbins

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

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

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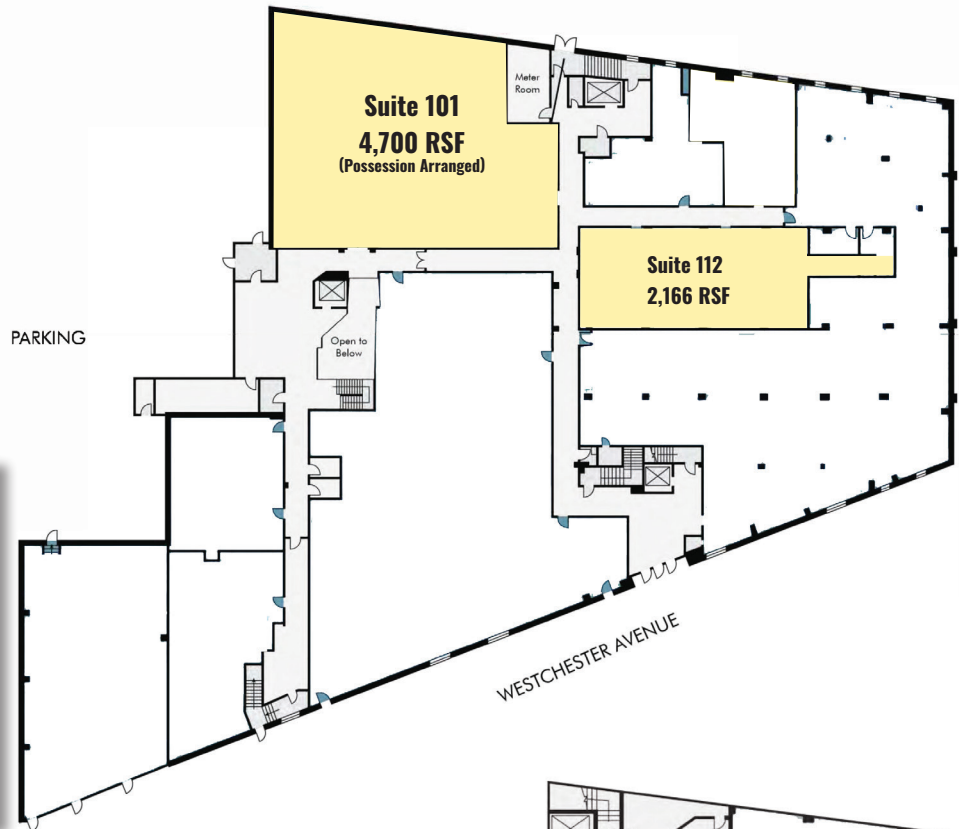
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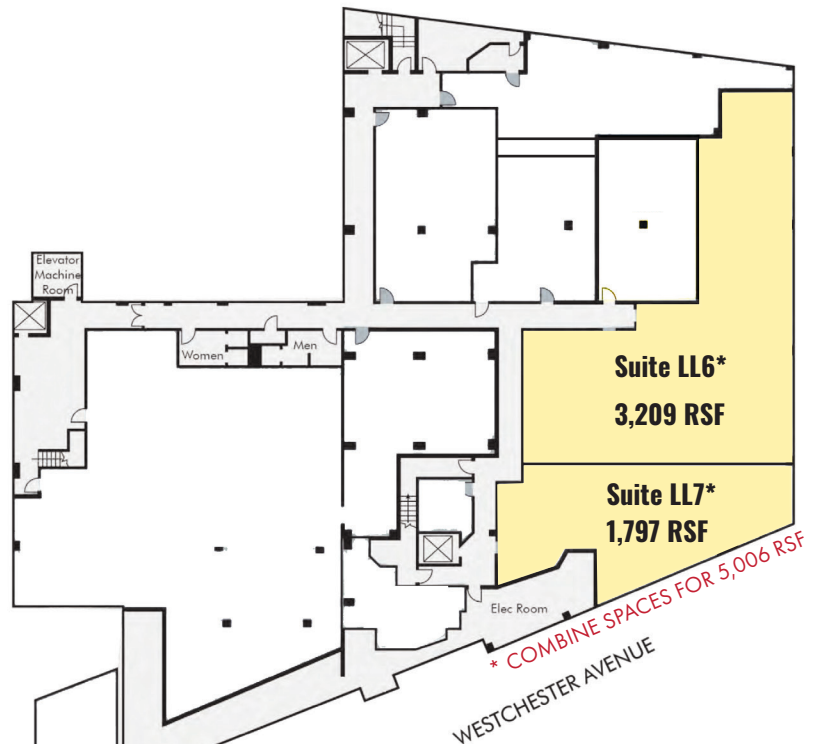
OFFICE AVAILABILITY

3250 Westchester Ave
FLOOR PLAN-1st Floor



3250 Westchester Ave
FLOOR PLAN-Lower Level

PARKING



| Demographics | .25 Mile | .5 Mile | 1 Mile |
|--------------------------------|------------|------------|------------|
| Population | 4,718 | 12,033 | 43,767 |
| Average Household Income | \$90,009 | \$79,419 | \$84,220 |
| Annual Household Expenditure | \$141.18 M | \$337.09 M | \$1.16 B |
| Annual Retail Expenditure | \$65.8 M | \$179.78 M | \$545.73 M |
| Annual Health Care Expenditure | \$11.74 M | \$28.44 M | \$98.55 M |

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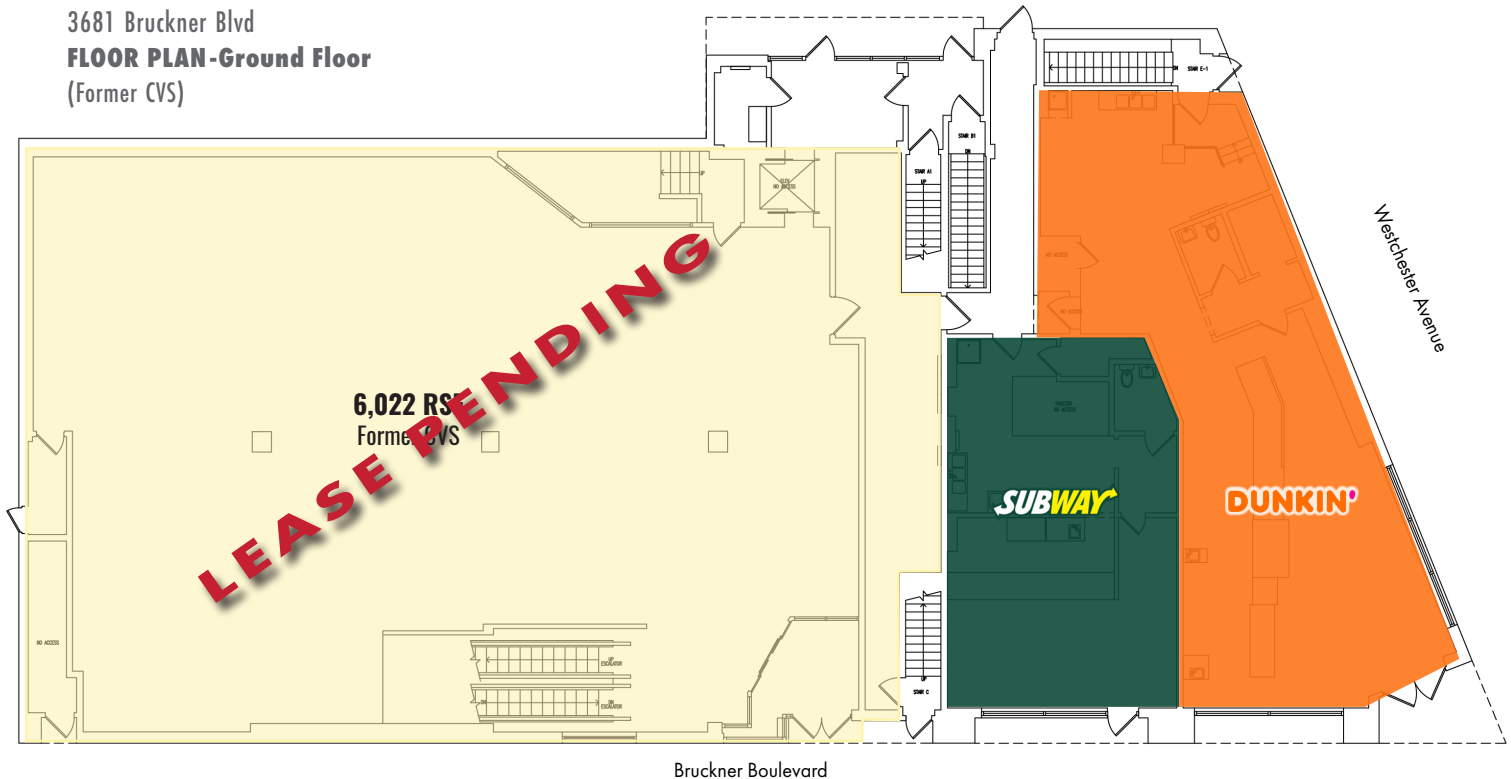
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RETAIL AVAILABILITY

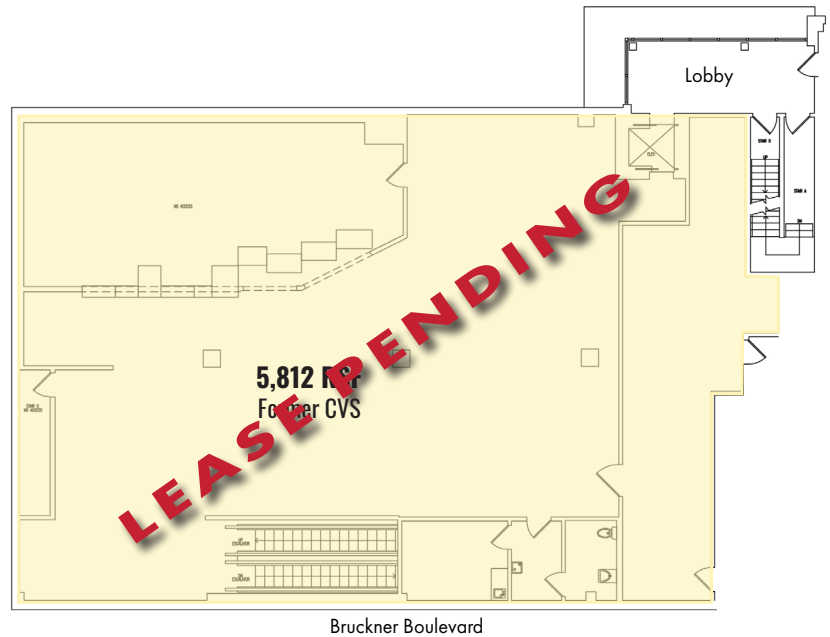
3681 Bruckner Blvd

FLOOR PLAN -Ground Floor

(Former CVS)



3681 Bruckner Blvd
FLOOR PLAN -2nd Floor
(Former CVS)



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