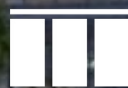


An architectural rendering of a modern high-rise building at dusk. The building features a dark facade with numerous windows, many of which are illuminated from within, creating a warm glow. The building has a curved, tiered design with balconies. The sky is a mix of blue and orange, suggesting sunset or sunrise. In the foreground, there are some trees and a street with a few cars and pedestrians.

# 228

## EAST 135TH STREET

### MOTT HAVEN, BRONX



**MERIDIAN**  
RETAIL LEASING

# 228

**EAST 135<sup>TH</sup> STREET**  
MOTT HAVEN, BRONX

Between Third & Park Avenues

MEDICAL/OFFICE FOR LEASE

#### APPROXIMATE SIZE

2,600 SF

#### CEILING HEIGHT

13 FT

#### ASKING RENT

\$7,000/Month

#### POSSESSION

Immediate

#### TERM

5-10 Years

#### FRONTAGE

30 FT

#### COMMENTS

- Former urgent care space
- 11 built-out medical exam rooms
- Close to the Bronx Hub
- In close proximity to the 4/5 subway trains
- At the base of "The Arches" apartment building; comprises a total of 430 residential units spread across two 25-story towers

#### NEIGHBORS

Cube Smart • Samba Moving • Empire Edge  
• The Arches • Mae Mae Café • New Gen  
Signs & Graphics • Maisoneta French Mex  
• Uptown Motors • 787 Coffee • Maven • Tres  
Puentes Community Health Center • Essen Medical  
Associates • Care One Multispecialty • Advanced  
Oral Surgery Orthodontics and Pediatric Dentistry

#### TRANSPORTATION

4 5 6

#### NOAM AZIZ

Director  
212.468.5984  
naziz@meridiancapital.com

#### NATHAN SHABOT

Associate  
212.468.5933  
nshabot@meridiancapital.com



**MERIDIAN**  
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

228 EAST 135<sup>TH</sup> STREET  
MOTT HAVEN, BRONX | Between Third and Park Avenues

MEDICAL/OFFICE FOR LEASE



INTERIOR

NOAM AZIZ

Director  
212.468.5984  
naziz@meridiancapital.com

NATHAN SHABOT

Associate  
212.468.5933  
nshabot@meridiancapital.com



**MERIDIAN**  
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

228 EAST 135<sup>TH</sup> STREET  
MOTT HAVEN, BRONX | Between Third and Park Avenues

MEDICAL/OFFICE FOR LEASE



NEIGHBORS

NOAM AZIZ

Director  
212.468.5984  
naziz@meridiancapital.com

NATHAN SHABOT

Associate  
212.468.5933  
nshabot@meridiancapital.com



**MERIDIAN**  
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.