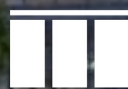


An architectural rendering of a modern high-rise building at dusk. The building features a dark facade with numerous windows, many of which are illuminated from within, creating a warm glow. The building has a curved, tiered design with balconies. The sky is a mix of blue and orange, suggesting sunset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

228

EAST 135TH STREET

MOTT HAVEN, BRONX



MERIDIAN
RETAIL LEASING

228

EAST 135TH STREET MOTT HAVEN, BRONX

Between Third & Park Avenues

RETAIL/RESTAURANT FOR LEASE

APPROXIMATE SIZE

1,858 SF

ASKING RENT

\$5,500/Month

POSSESSION

Immediate

TERM

5-10 Years

FRONTAGE

35 FT

COMMENTS

- Built-out café
- Two ADA compliant bathrooms
- Floor-to-ceiling windows all around
- 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

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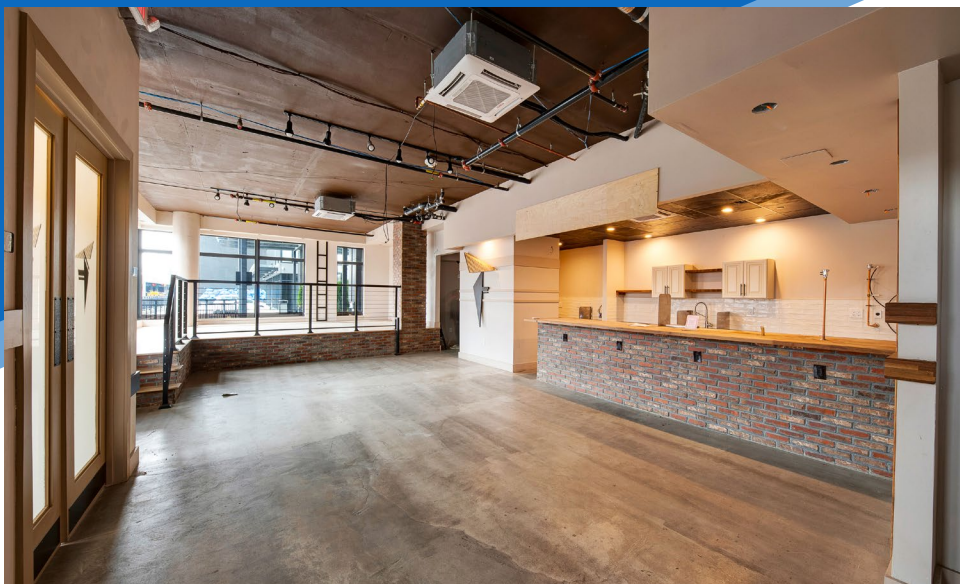


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RETAIL FOR LEASE



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