

3250

WESTCHESTER AVENUE

PELHAM BAY, BRONX

Between Continental Avenue & Amendola Place

OFFICE FOR LEASE



APPROXIMATE SIZE

Lower Level 7: 2,500 SF

ASKING RENT

~~\$6,250/Month~~ Reduced
\$5,250/Month

POSSESSION

Immediate

TERM

Negotiable

COMMENTS

- Modern open-layout with bathroom in place
- Flexible layout for office and medical uses
- Landlord open to TI for qualified operators
- Close proximity to the 6 train

NEIGHBORS

Bristol Care Pharmacy • The Bronx Eye Center •
Dunkin' • Subway • Burger King • Kennedy Chicken
• Benjamin Moore • Confetti Party Place

TRANSPORTATION

6

PROPERTY INFORMATION

NOAM AZIZ

Senior Director
212.468.5984
naziz@meridiancapital.com

DANIEL ZACAİM

Associate
212.468.5910
dzacaim@meridiancapital.com

JASON BERISHA

Associate
212.468.5955
jberisha@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.

3250 WESTCHESTER AVENUE

PELHAM BAY, BRONX | Between Continental Avenue and Amendola Place

OFFICE FOR LEASE



INTERIOR

NOAM AZIZ
Senior Director
212.468.5984
naziz@meridiancapital.com

DANIEL ZACAİM
Associate
212.468.5910
dzacaim@meridiancapital.com

JASON BERISHA
Associate
212.468.5955
jberisha@meridiancapital.com



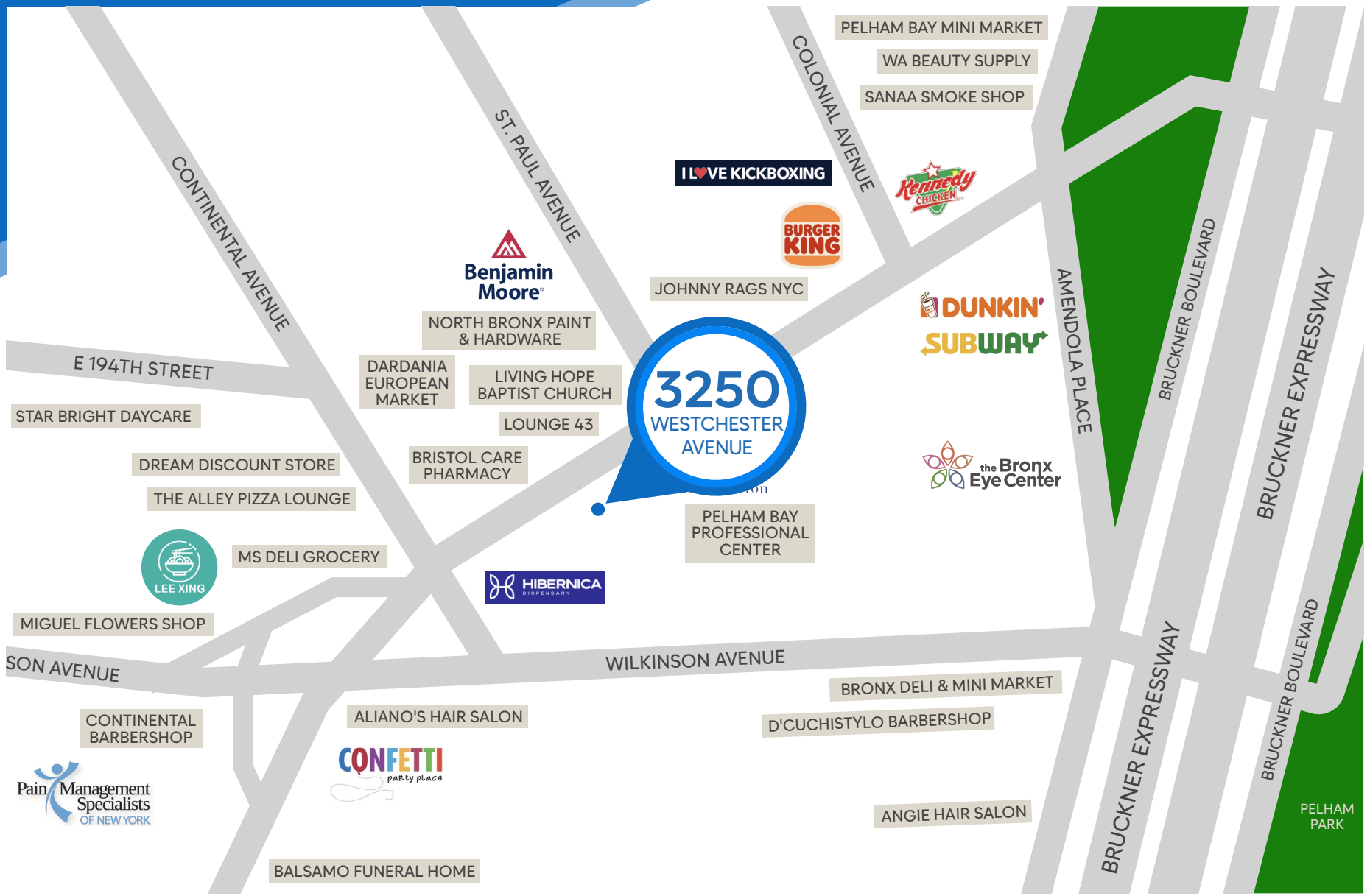
MERIDIAN
RETAIL LEASING

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.

3250 WESTCHESTER AVENUE

PELHAM BAY, BRONX | Between Continental Avenue and Amendola Place

OFFICE FOR LEASE



NEIGHBORS

NOAM AZIZ
Senior Director
212.468.5984
naziz@meridiancapital.com

DANIEL ZACAİM
Associate
212.468.5910
dzacaim@meridiancapital.com

JASON BERISHA
Associate
212.468.5955
jberisha@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.