



BROADWAY CROSSING

Medical, Office & Retail Space Up to 37,661 RSF
Highly Accessible + On-Site Parking
2900 Exterior Street, Bronx



Rendering

ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

Available	Exterior Street Frontage	Possession	Rent
1st Floor: 37,661 RSF	119'	Arranged	Call or email for information

Division Option

Unit 1:	22,547 RSF
Unit 2:	13,344 RSF
Unit 3:	9,203 RSF

Qualified tenants may be eligible to economic incentives

- related to tax savings and grants for NYC and NYS:
- Relocation Employment Assistant Program (REAP)
 - Energy Cost-Saving Program (ECSP)
 - Commercial Expansion Program (ECP)

Comments

- New storefronts and mechanicals to be installed
- Prominent signage opportunity
- Centrally located one block from the 1 train, 231st Street Station
- Easy access to Manhattan and Westchester via highway and Metro North
- Located directly off rt 87, with on site parking available

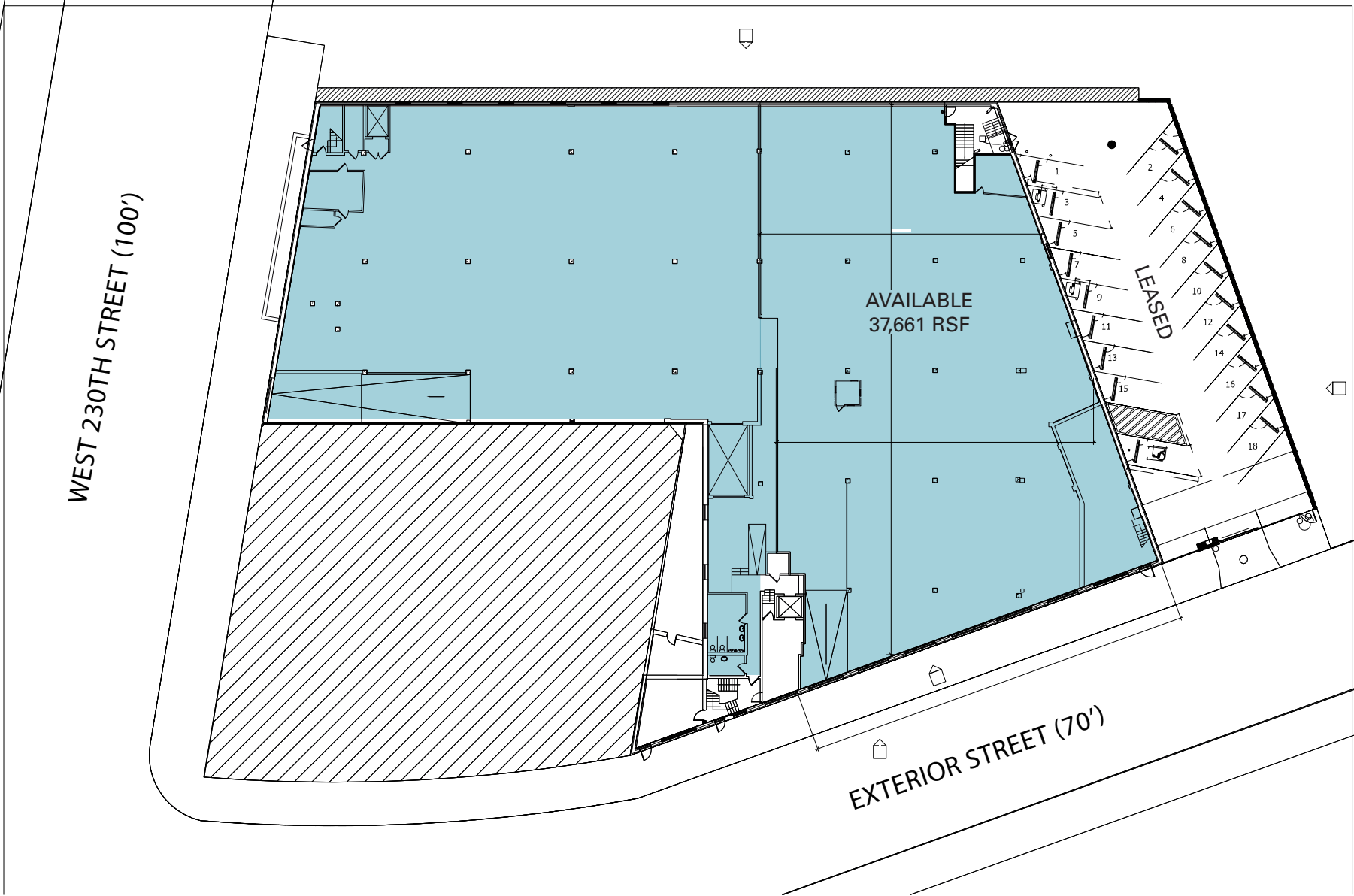


BEN WALLER

212-400-9515

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ENTIRE 1ST FLOOR - 37,661 RSF



PARTIAL 1ST FLOOR - 22,547 RSF



PARTIAL 1ST FLOOR - DIVISION OPTION





Advanced Endoscopy Center

Montefiore



A broad range of tenants choose Broadway Crossing for its convenient location, value and high quality space.





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