

780 EAST 135TH STREET

BETWEEN WILLOW & EAST 135TH STREET | PORT MORRIS, BRONX



110,000 RSF

FLEX / MIXED-USE / OFFICE / RETAIL

FOR LEASE



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SIZE

Total **110,000 RSF**
Building Dimensions **75' x 200'**
Avg. RSF/Floor **18,500 SF**

ASKING RENT

Upon Request

COMMENTS

- Natural Light & Air on all 4 Sides
- Multiple loading Docks & means of egress
- High Ceilings
- Private Parking (approx 6,000 SF)
- City views from roof
- One (1) Passenger Elevator that stops on every floor
- One (1) Freight Elevator shaft in Center of the Building

CEILING HEIGHTS

Vary from 11'9" to 13'6"

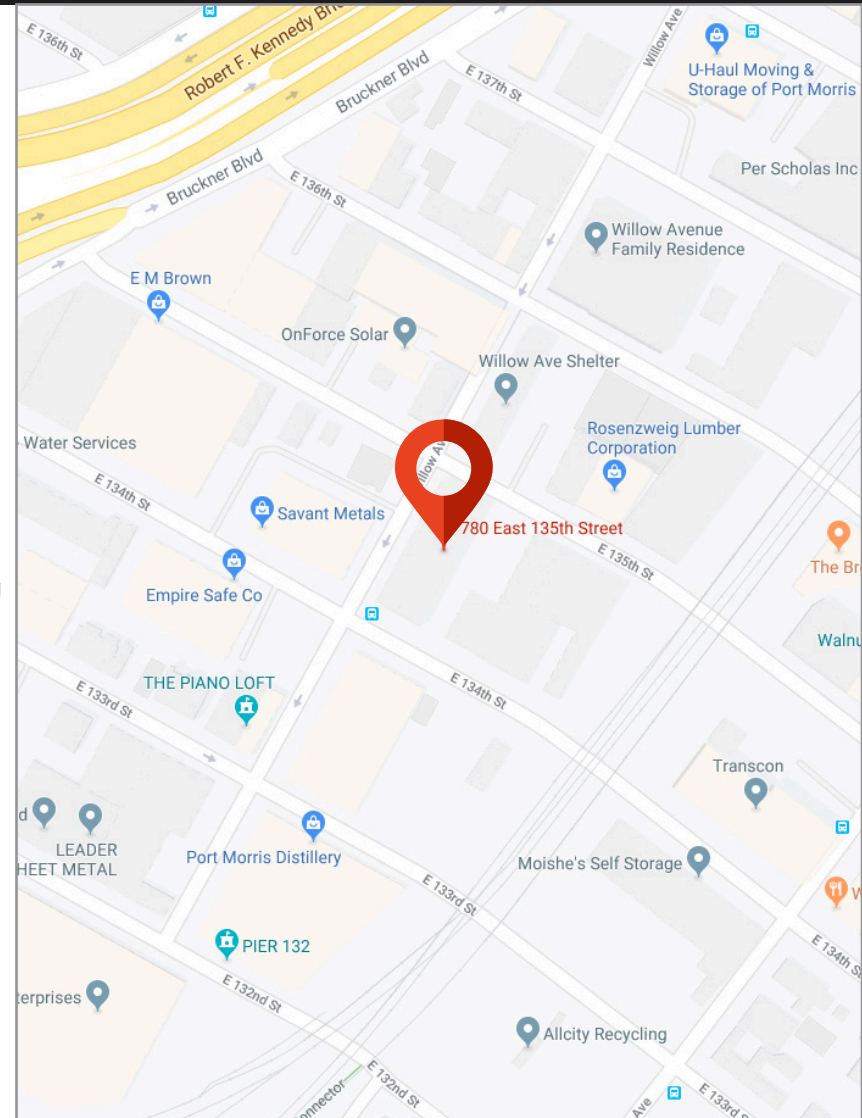
TRANSPORTATION

6 Bx33

POSSESSION

Immediate

- New bathrooms on 1st & 4th floors
- New Plumbing Installed throughout entire building
- Upgraded lighting on top, 1st & basement levels
- Ownership installing new center core & vertical transportation to all floors (including lower level & rooftop)
- Ownership installing new Window package
- Ownership installing new HVAC & lighting
- Ownership delivering in "White-box condition"
- Ownership will consider various "build-to-suit" scenarios
- Ownership installing new ADA compliant bathrooms on each floor



KASSIN SABBAGH REALTY
1385 Broadway 22nd floor
New York, NY 10018
(212) 417 - 9217
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CONTACT OUR BROKER(S) FOR MORE INFORMATION

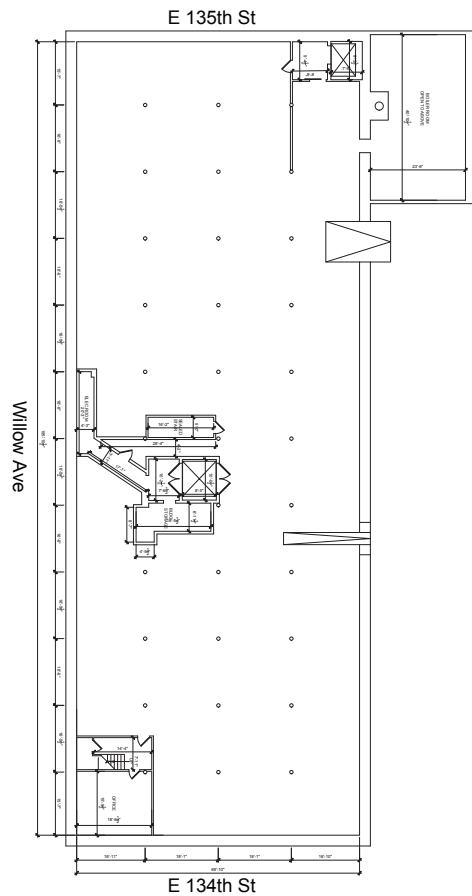
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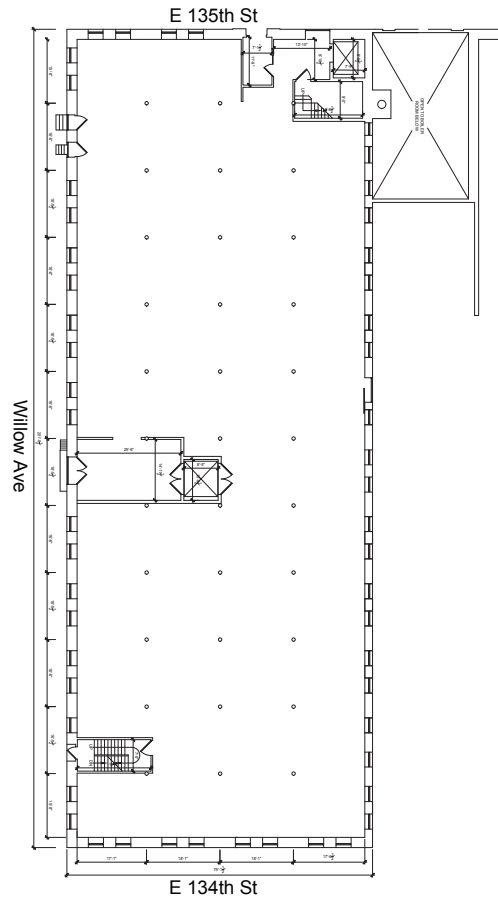
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FLOOR PLAN

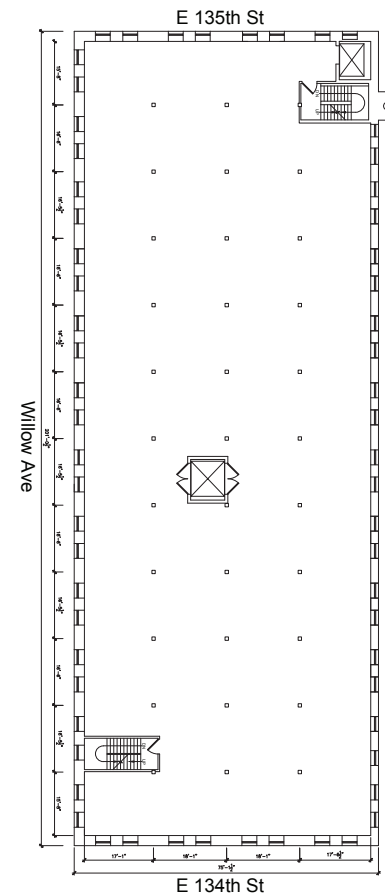
Basement - 18,891 SF



Ground Floor - 17,474 SF



Floors 2 - 5 - 18,409 SF



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