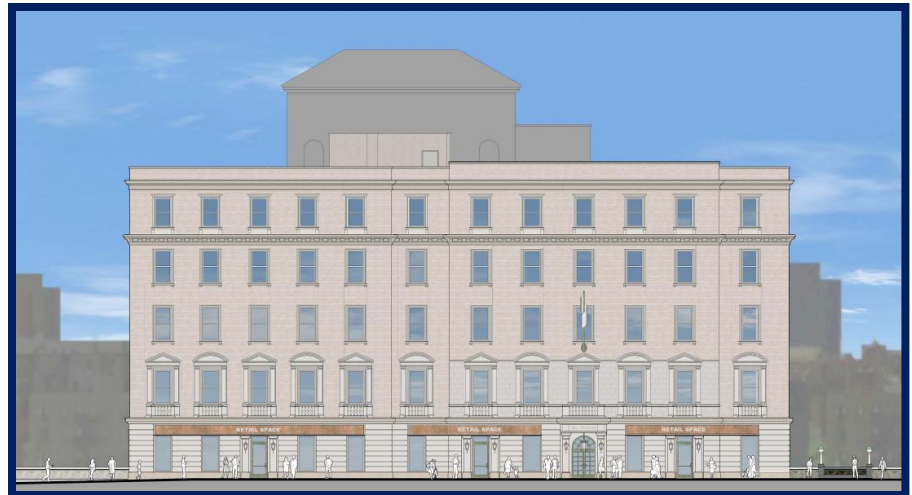
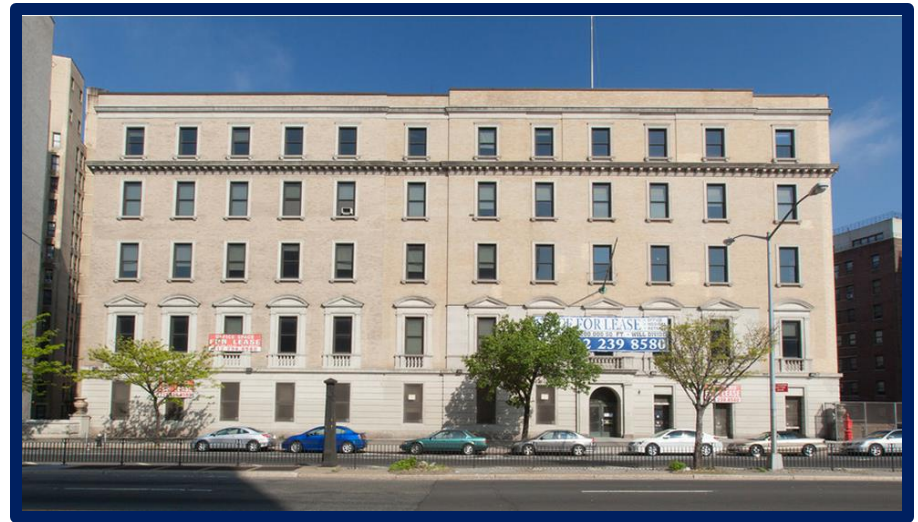




1775 Grand Concourse Bronx, NY

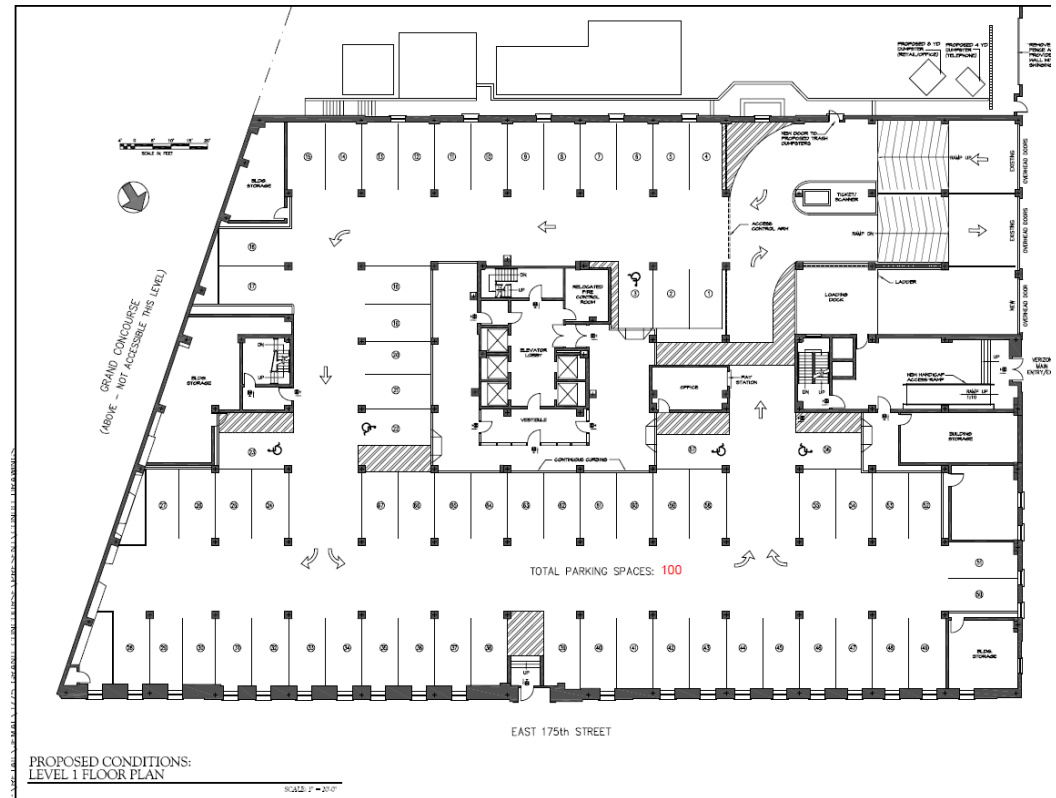
Available Space:

Floor	SF
8 th Floor	12,842 SF



Building Parking

- Newly constructed indoor parking lot to accommodate 120+ Cars
- Exclusive for 1775 Grand Concourse Tenants
- Secured key card access to building elevators, which will serve directly to Tenant floors.
- Entrance to parking lot is on Walton Ave off of 175th Street.
- Monthly rates can be provided upon request.





BUILDING HIGHLIGHTS

BUILDING SIZE: 346,130 SF.

AVAILABLE SPACE: Approximately 30,000 SF available for immediate lease in the building.

MAIN LOBBY: The main lobby for the building is located on the 4th Floor- which is the ground floor off of the Grand Concourse.

FLOOR PLATES: 38,000 SF Each Floor. Every floor of the building contains high ceilings and unobstructed views.

PUBLIC TRANSPORTATION: The building's main entrance is located steps away from the B and D Subway Lines. The #4 Subway is also only two blocks away on Jerome Ave. Additionally there are 3 bus lines that run along the Grand Concourse.

BUILDING SECURITY: The building will have key card access 24-7. Additionally the building will be manned 24-7 with a security guard.

PARKING LOT: Indoor parking lot located on the first level. Parking Lot will contain secured elevator access up to tenant floors.

CURRENT BUILDING TENANTS



conEdison



1775 Grand Concourse



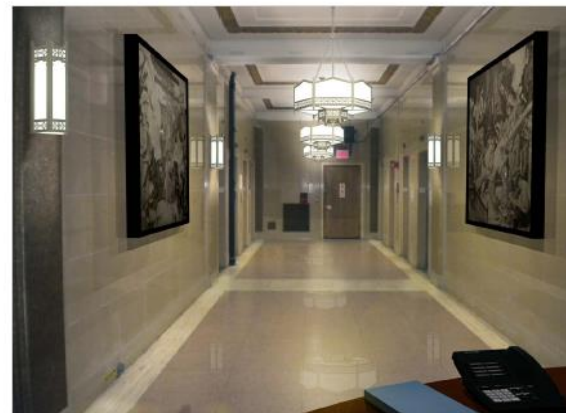
VIEW FROM ENTRANCE



VIEW TOWARD ENTRANCE



VIEW FROM ELEVATOR LOBBY



VIEW TOWARD ELEVATOR LOBBY

1775 Grand Concourse



TYPICAL RESTROOM



TYPICAL RESTROOM



VIEW OF ELEVATOR LOBBY (TYP. 5th, 6th, 7th, 8th FLOORS)



REVISED ELEVATOR CAB