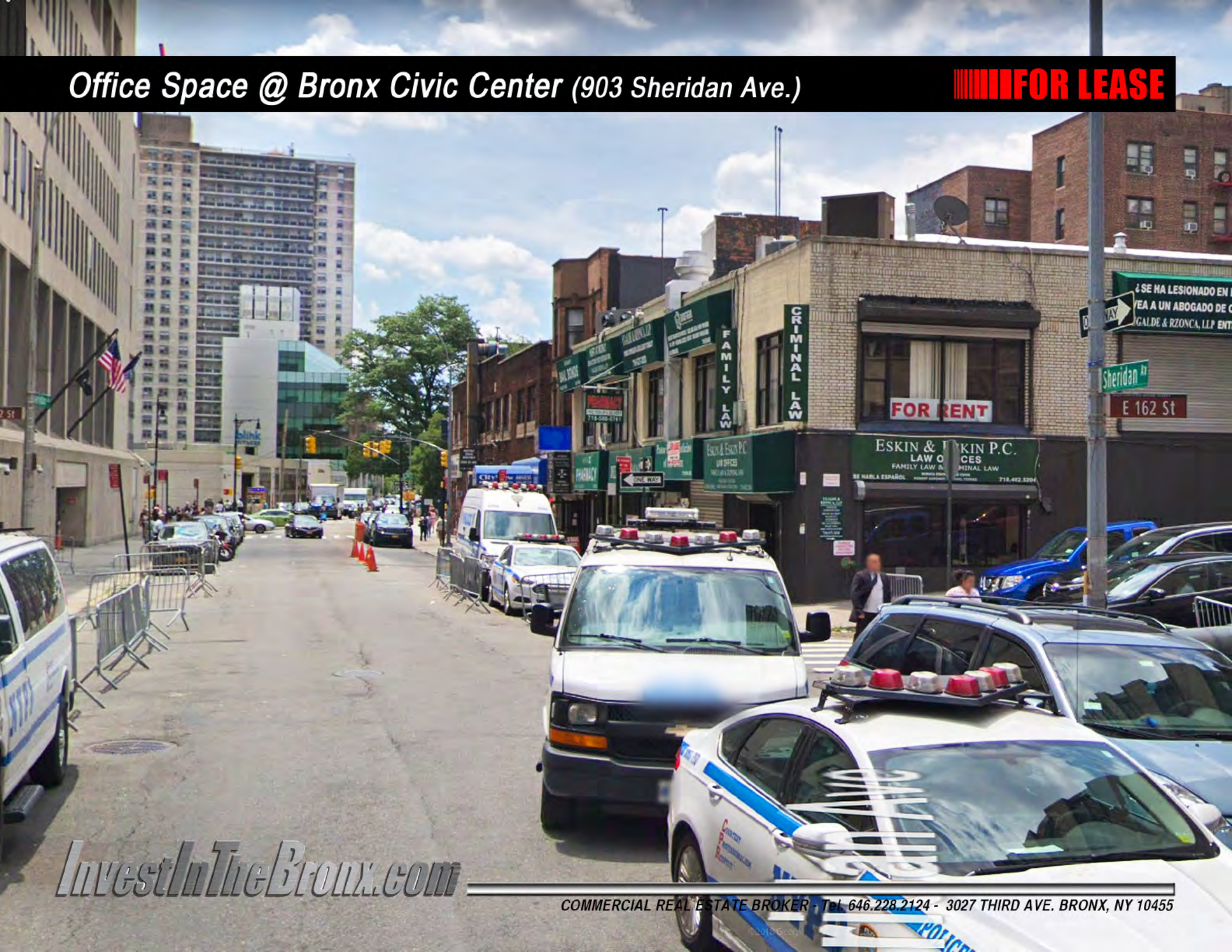
Office Space @ Bronx Civic Center (903 Sheridan Ave.)

FOR LEASE



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COMMERCIAL REAL ESTATE BROKER - Tel. 646.228.2124 - 3027 THIRD AVE. BRONX, NY 10455

Office Space @ Bronx Civic Center (Set-Up)

FOR LEASE

Property

Location:	190 E. 162 St. Bronx. NY 10451
Block / Lot:	2460 / 18
Community:	Board 4; City Council 17
Lot Size:	9,005 SF (89.48' x 100')
Corner Lot:	SW
Zoning district:	C4-6
Building Size:	17,800 SF (100' x 89.33') 2 Stories
Annual tax bill	$66,738
Building class:	Two Story or Store and Office (K2)

Space:

Area:	± 150 -450 SF
Utilities:	All Included plus WiFi
Amenities:	Reception Desk, Sitting Waiting Area, M/F Bathrooms
Level:	Ground Fl. (162 St) with Handicap Access / 2nd Fl. (Sheridan Ave.)
Handicap Access:	Yes
Ventilation:	HVAC System
Terms:	Negotiable
Lease:	Gross
Rental Rate:	Upon Request

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Office Space @ Bronx Civic Center (Area Business)

FOR LEASE

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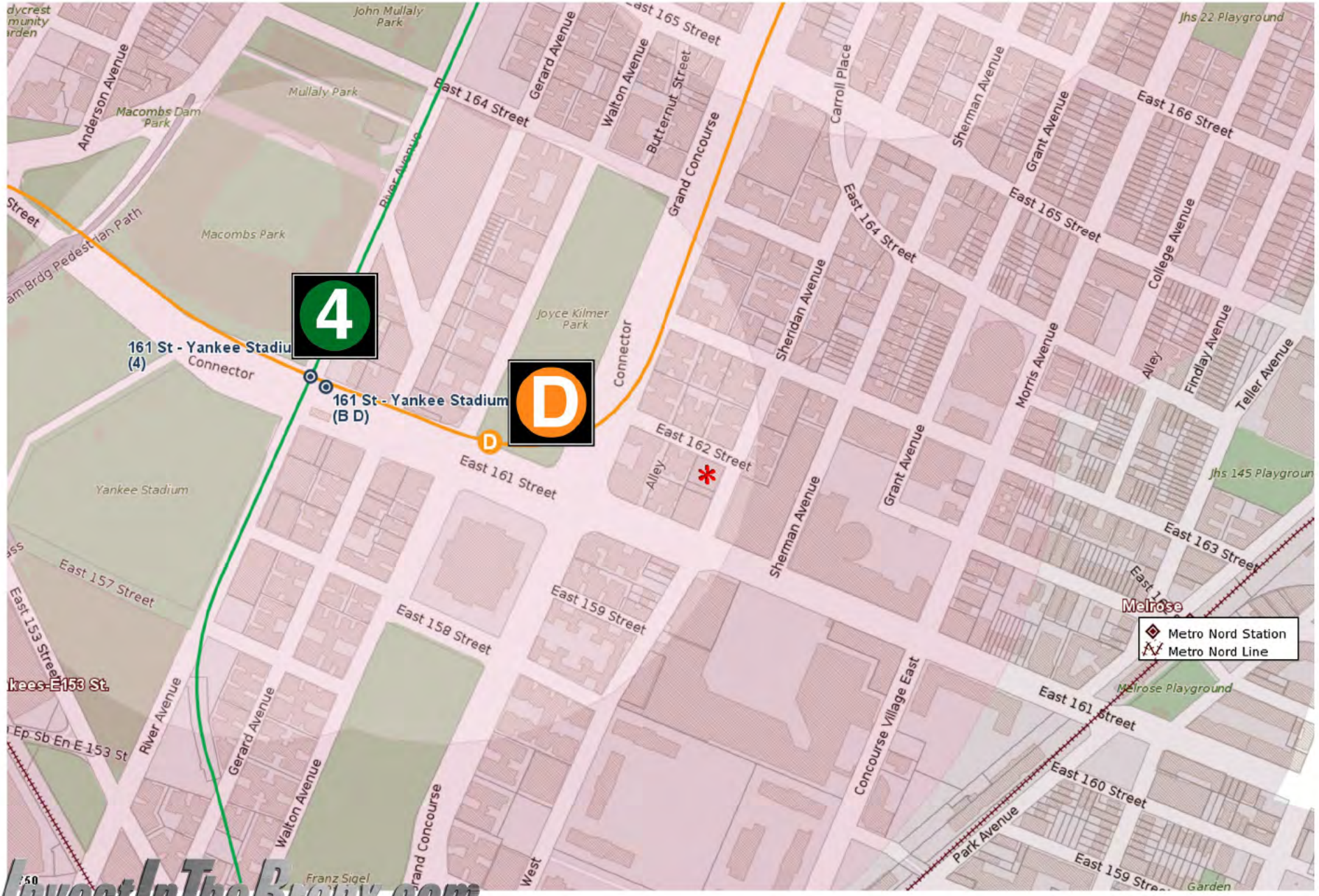
COMMERCIAL REAL ESTATE BROKER - Tel. 646.228.2124 - 3027 THIRD AVE. BRONX, NY 10455

Office Space @ Bronx Civic Center (Subways)

FOR LEASE



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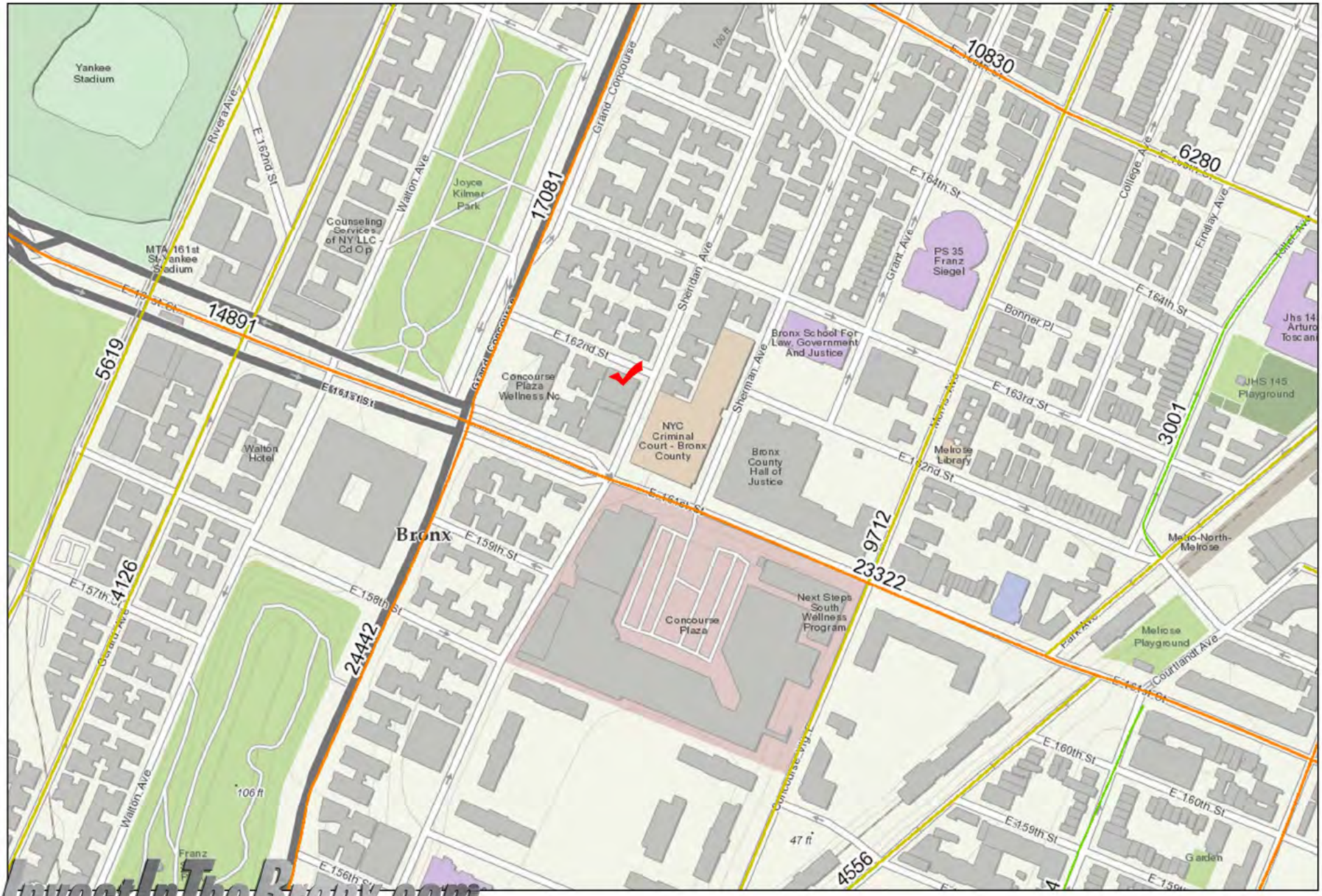
Office Space @ Bronx Civic Center (Daily Traffic)

FOR LEASE



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H6. Demographics By Zip Code

Demographic data shown in this section was gathered from the 2014 American Community Survey and refers to zip code **10451**.

Population Demographics

Total population	47,818
Female population	56.0%
Male population	44.0%
Median age	31.6
Male median age	29.2
Female median age	34.1

Race & Ethnicity

White	14.8%
Black or african american	43.2%
American indian	1.9%
Asian	1.7%
Other	38.3%

Education

No highschool	16.4%
Some highschool or college	63.9%
Bachelors degree	9.3%

Other

Citizens	81.7%
Citizens born in US	61.8%
English speakers	79.3%

Journey to Work

Work in a metropolitan area	99.9%
Work in a micropolitan area	0.1%
Work at home	4.5%
Go to work by car	13.6%
Go to work after 10 am	21.8%

Economic/Employment

Average household income	$39,062
White collar	83.9%
Blue collar	16.1%

Housing

Family households	58.6%
Households with kids	36.6%
Housing units	19,009
Occupied housing units	17,862
Owner occupied units	13.1%
Average number of people per household	2.67
Median year structure built	1954
Houses with mortgages	33.6%

Wealth

Median value for units with a mortgage	$260,800
Median value for units without a mortgage	$33,200
Median gross rent	$916
Median housing costs per month	$908
Population in poverty	34.5%

ALT.# 200253778

B Form 54 (Rev. 8/85)

THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY

BOROUGH BRONX DATE: MAY 20 1994 NO. 66488

This certificate supersedes C.O. No. 53231 ZONING DISTRICT C8-3

THIS CERTIFIES that the ~~new~~-altered-~~existing~~-building-premises located at
903 SHERIDAN AVENUE, Block 2460 Lot 18

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
FIRST.	O.G.	59	--	--	6	Comm	FOOD STORE
	O.G	14	--	--	6	Comm	OFFICE
	O.G	60	--	--	6	Comm	DELI, GROCERY
	O.G.	29	--	--	6	Comm	OFFICE
	O.G.	19	--	--	6	Comm	PIZZA STORE
SECOND	120	70	--	--	6	Comm	OFFICES

OPEN SPACE USES NONE
(SPECIFY-PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

BX-14 Bx-5

BOROUGH SUPERINTENDENT COMMISSIONER

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