

For Lease

Ideal for Daycare Center/School

**Brown
Harris
Stevens** **Bold
Honest
Smart**

200 West Tremont Avenue, Bronx, NY 10453



**FOR FURTHER
INFORMATION AND
INSPECTION CONTACT**

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Property Highlights

200 West Tremont Avenue, Bronx, NY 10453

YEAR BUILT:	1973
BUILDING SIZE:	39,750 SF
ZONING:	R6
STORIES:	6 Story Building
AVAILABLE SPACE:	Floor 1 – 5,500 SF Floor 4 – 6,272 SF Floor 5 – 6272 SF Floor 6 – 6272 SF Roof – 7,500 SF (Play Area with permit)
ELEVATORS:	2
COMMENTS:	-Fully build-out space -New front façade -Existing Certificate of Occupancy for daycare center -C of O available for review
WORKLETTER:	Negotiable
OCCUPANCY:	Immediate
RENTAL RATE:	Upon Request
REAL ESTATE TAXES:	\$165,333
UTILITIES:	Metered, Submetered or Set charge

Public Transportation

Transit/Subway	Drive	Walk	Distance
176 Street Transit Stop (4)	2 min	10 min	0.5 mi
Burnside Avenue Transit Stop (4)	2 min	14 min	0.7 mi
Mt Eden Avenue Transit Stop (4)	3 min	14 min	0.7 mi
174-175 Streets Transit Stop (B, D)	3 min	16 min	0.8 mi
Tremont Avenue Transit Stop (B, D)	2 min	17 min	0.8 mi
Commuter Rail	Drive	Walk	Distance
Morris Heights Station Commuter Rail (Hudson Line)	3 min	5 min	0.3 mi
University Heights Station Commuter Rail (Hudson Li...	3 min		1.0 mi

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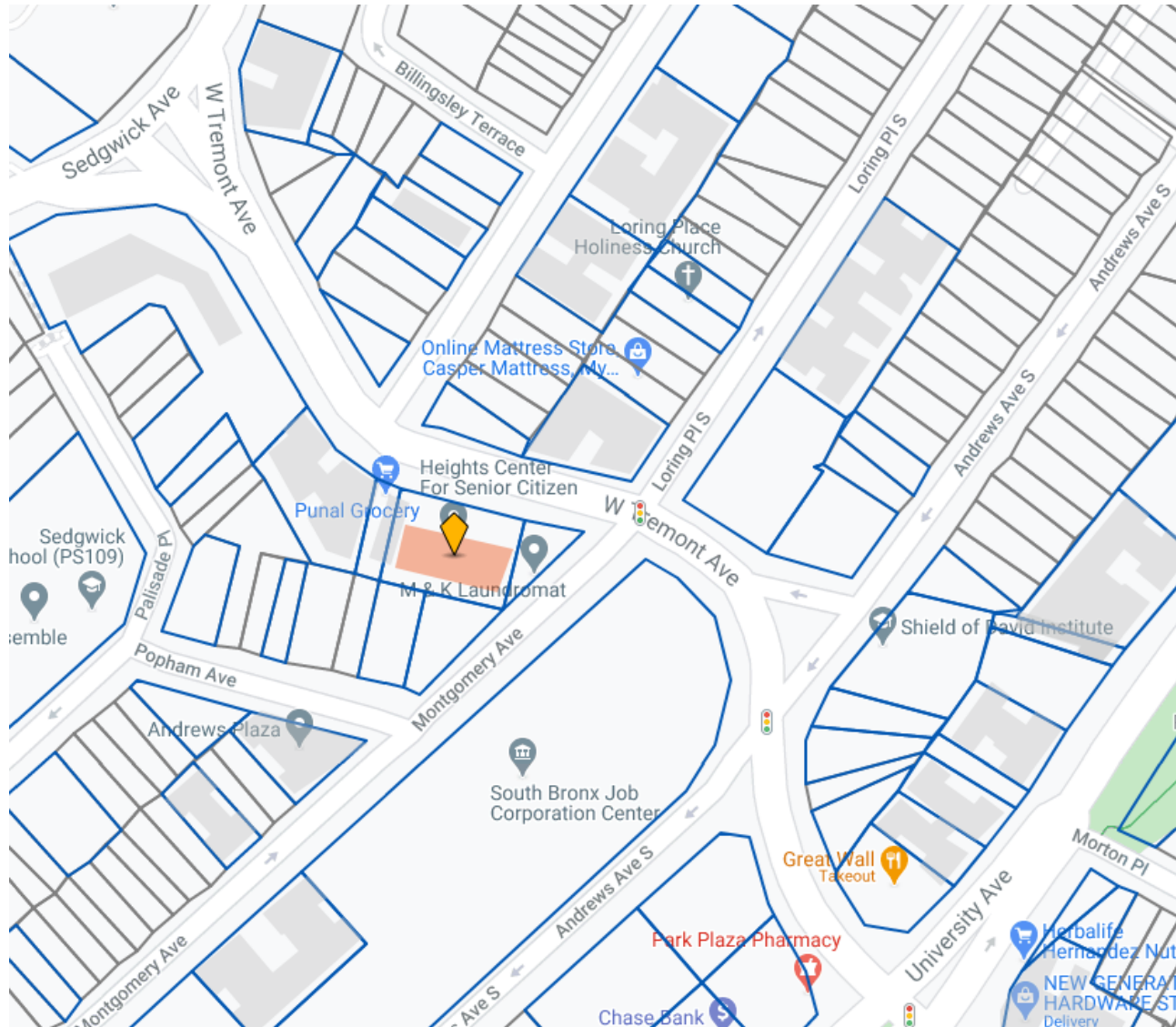
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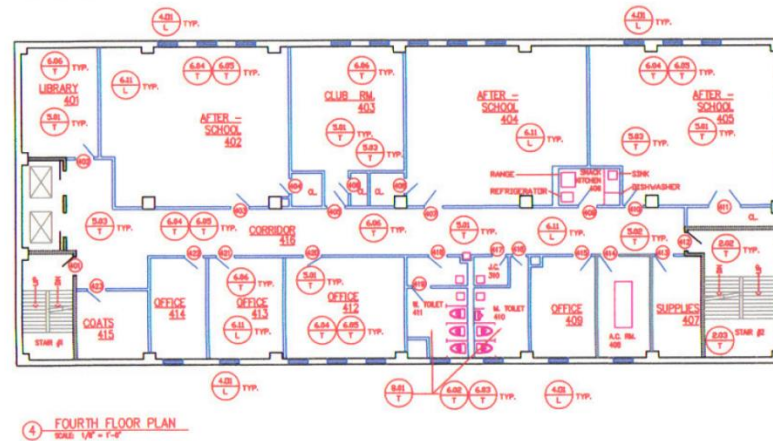
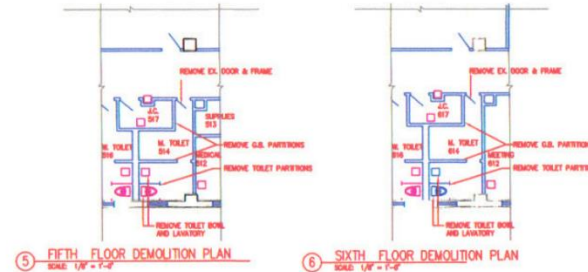
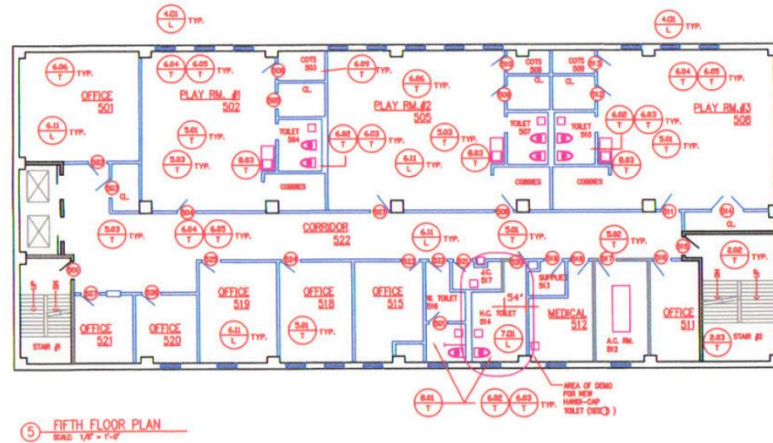
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Floor Plans – 4th & 5th Floors

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SCOPE OF WORK – LANDLORD

- 4.01 REMOVE APPROXIMATELY 50 SINGLE GLAZED DOUBLE HUNG WINDOWS AND SECURITY SHUTTERS. PROVIDE COMMERCIAL GRADE ALUMINUM SASH, DOUBLE GLAZED WINDOWS WITH THERMAL BREAK AND INSULATED SCREWS. REPAIR SURROUNDING AREA, AS REQUIRED.
- 6.11 PAINT ALL FINISHED SURFACES THROUGHOUT
- 7.01 RECONFIGURE ONE TOILET STALL PER FLOOR, AS UNISEX TOILET AND MAKE HANDICAPPED ACCESSIBLE ON 5 & 6 TH FLOOR ONLY. NEW TOILET PARTITIONS AND ACCESSORIES, AS REQUIRED.

SCOPE OF WORK – TENANT

- 8.02 DEMAND RAILING WITHIN BOTH STAIRWELLS
- 8.03 PROVIDE HIGH SLIP STRIPS ON EDGE OF STAIR TREADS IN STAIRWELL USED AS ACCESS TO PLAY ROOF
- 4.02 REPLACE THREE ENTRANCE DOORS AND ACCESSORIES AT 4TH, 5TH AND 6TH FLOORS IN STAIRWELL, NO. 1; TWO SECONDARY DOORS INTO STAIRWELL, NO. 2 AND TWO DOORS AT BALCONY TO ROOF. REPAIR HANDY HALL, AS REQUIRED (SEE BOOK SCHEDULE)
- 4.03 REPAIR/REPLACE MISCELLANEOUS DOOR ACCESSORIES AS REQUIRED (SEE BOOK SCHEDULE)
- 5.01 REPAIR DAMAGED GYPSUM BOARD PARTITIONS
- 5.02 REPAIR ALL FIRE RATED PARTITIONS
- 5.03 PROVIDE CORNER GUARDS, AS REQUIRED
- 6.02 REPLACE BROKEN WALL CERAMIC TILES
- 6.03 REPLACE BROKEN CERAMIC FLOOR TILES
- 6.04 REPLACE ALL CEILING TILES & CLEAN GRID. REPLACE DAMAGED GRIDS AS REQUIRED
- 6.05 DISAPPLICATE EXISTING FLOOR TILES AND PROVIDE NEW TILES THROUGHOUT. REPLACE DAMAGED TILES AS REQ.
- 6.06 PROVIDE NEW 4" CORVE BASE THROUGHOUT
- 8.01 REPLACE DAMAGED/ RUSTED TOILET PARTITIONS THROUGHOUT
- 8.02 PROVIDE PLAY BENCH WITH CABINETS IN ALL CLASSROOMS 5TH & 6TH FLOORS (SEE A/AND)

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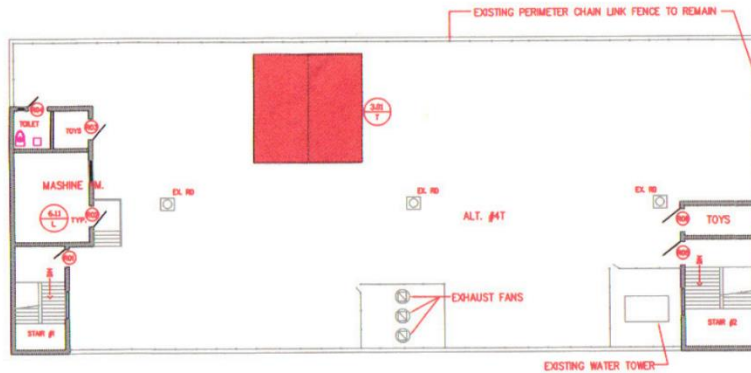
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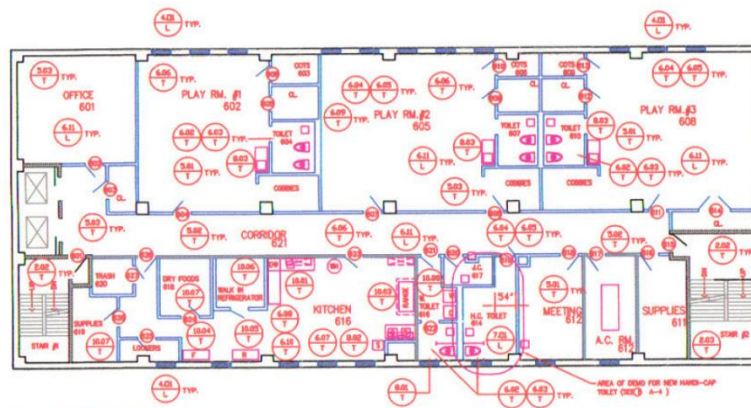
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Floor Plans – Rooftop & 6th Floor

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7 ROOF PLAN
SCALE: 1/8" = 1'-0"



6 SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

SCOPE OF WORK - LANDLORD

- 4.01 REMOVE APPROXIMATELY 20 SINGLE GLAZED DOUBLE HUNG VEDS WINDOWS AND SECURITY GRATES PROVIDE COMMERCIAL GRADE ALUMINUM SASH, BEAM GLAZED WINDOWS WITH THERMAL BREAK AND INSECT SCREENS. REPAIR SURROUNDING AREAS, AS REQUIRED
- 6.1 IMPLEMENT AND OPERATE AND MAINTENANCE PROGRAM (EMPLOY FOR THE 6TH FLOOR) TOILET FOR THE DURATION OF THE LEASE
- 6.11 PAINT ALL FINISHED SURFACES THROUGHOUT
- 7.01 RECONFIGURE ONE TOILET STALL PER FLOOR, AS UNSEX TOILET AND MAKE HANDICAPPED ACCESSIBLE ON 5 & 6 TH FLOOR ONLY. NEW TOILET PARTITIONS AND ACCESSORIES, AS REQUIRED

SCOPE OF WORK - TENANT

- 8.01 REPAIR ROOF AT FIRST FLOOR LANDING BY THE MAIN TOWER TO ALLOW SELF CLOSING (SEE BOOK SCHEDULE)
- 8.02 REPAIR RAILING WITHIN BOTH STAIRWELLS
- 8.03 PROVIDE NON SLIP STRIPS ON EDGE OF STAIR TREADS IN STAIRWELL USED AS ACCESS TO PLAY REEF
- 8.04 PROVIDE NEW SHARED AREA STRUCTURE ON MAIN ROOF
- 8.05 REPLACE THREE ENTRANCE DOORS AND ACCESSORIES AT 4TH, 5TH AND 6TH FLOORS IN STAIRWELL NO. 1; TWO SECONDARY DOORS INTO STAIRWELL NO. 2 AND TWO DOORS AT BALCONY TO ROOF; REPAIR MASONRY WALL, AS REQUIRED (SEE BOOK SCHEDULE)
- 8.06 REPAIR/REPLACE MISCELLANEOUS DOOR ACCESSORIES AS REQUIRED (SEE BOOK SCHEDULE)
- 8.07 REPAIR DAMAGED GYPSUM BOARD PARTITIONS
- 8.08 REPAIR ALL FIRE RATED PARTITIONS
- 8.09 PROVIDE CORNER GUARDS, AS REQUIRED
- 8.10 REPLACE BROKEN WALL CERAMIC TILES
- 8.11 REPLACE BROKEN CERAMIC FLOOR TILES
- 8.12 REPLACE ALL CEILING TILES & CLEAN GRIS. REPLACE ALL DAMAGED GRIS AS REQUIRED
- 8.13 EXCAVATE EXISTING FLOOR TILES AND PROVIDE NEW TILES THROUGHOUT. REPLACE DAMAGED TILES AS NEEDED
- 8.14 PROVIDE NEW 4" CONCRETE BASE THROUGHOUT
- 8.15 PROVIDE VINYL COATED CEILING TILES IN THE KITCHEN - CLEAN GRIS REPLACE DAMAGED AS REQUIRED
- 8.16 PROVIDE FULL HEIGHT CERAMIC TILES ON WALLS IN THE KITCHEN
- 8.17 PROVIDE PROTECTIVE PANELING IN THE CLOSETS IN ALL CLASSROOMS
- 8.18 PROVIDE QUARRY TILES IN THE MAIN KITCHEN
- 8.19 REPLACE DAMAGED/RUSTED TOILET PARTITIONS THROUGHOUT
- 8.20 REPLACE EXISTING KITCHEN METAL SS CABINETS
- 8.21 PROVIDE PLAY BENCH WITH CABINETS IN ALL CLASSROOMS 5TH & 6TH FLOORS
- 8.22 REPLACE EXISTING BREAKBAR IN MAIN KITCHEN WITH NEW, RECONFIGURE STAINLESS STEEL TABLE TO ACCOMMODATE NEW HAND WASH SINK (SEE LEA)
- 8.23 REPLACE FREE STANDING STOVE IN MAIN KITCHEN (GAS)
- 8.24 PROVIDE COMMERCIAL GRADE TWO DOOR REFRIGERATOR WITH ALUMINUM EXTERIOR CLADDING
- 8.25 PROVIDE COMMERCIAL GRADE TWO DOOR FREEZER WITH ALUMINUM EXTERIOR CLADDING OVERHANG AND REPAIR WALK IN REFRIGERATOR (WORK DETAILS TO BE SPECIFIED DURING DESIGN)
- 8.26 PROVIDE NEW STAINLESS STEEL COMMERCIAL GRADE FREE STANDING SHELVES IN PANTRY
- 8.27 REPLACE RESIDENTIAL GRADE WASHING MACHINE AND DRYER WITH UNITS, ON THE 6TH FLOOR AND PROVIDE DUCTED EXHAUST TO THE OUTSIDE
- 8.28 PROPERLY REMOVE, CLEAN AND REINSTALL OVER NEW ANTI-SLIP, FULL EXTENT OF EXISTING PLAY TILES

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