

2003

CRUGER AVENUE BRONX PARK EAST, BRONX

Cross Street Bronxdale Avenue

MEDICAL/COMMUNITY FACILITY FOR LEASE

APPROXIMATE SIZE

30,000-40,000 SF

ASKING RENT

Upon Request

POSSESSION

2025

TERM

Negotiable

COMMENTS

- On-site parking
- State-of-the-art utilities and services
- Build-to-suit options
- Expansive views

NEIGHBORS

Pine Restaurant • Bronx High School of Visual Arts • Bronx Park Urgent Medical Care • USPS • Key Food • Subway • Starbucks • GNC • Subway

TRANSPORTATION

2 5



PROPERTY INFORMATION

JAMES FAMULARO

President

BEN BIBERAJ

Senior Director

703.434.1461

bbiberaj@meridiancapital.com

STEPHEN LIGAMBI

Associate

212.468.5985

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All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

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