

FOR LEASE

FULL BUILDING OPPORTUNITY

STONEFIELD
REAL ESTATE



1421 WEBSTER AVENUE
BRONX, NY 10456

» ELEVATOR FACILITY » 2019 CONSTRUCTION » EXTENSIVE GLASS FRONTAGE » 4,500 SF OUTDOOR TERRACE



UP TO 16,322
RSF AVAILABLE

OPPORTUNITY HIGHLIGHTS

A DEDICATED TWO-LEVEL FACILITY

1421 Webster Avenue presents a rare opportunity to occupy an entire 16,322 SF commercial facility in the Bronx. Its two-level elevator configuration, prominent Webster Avenue presence and substantial outdoor space make it well suited for medical, educational, institutional, nonprofit and other users seeking a unified location.



1 FULL-BUILDING IDENTITY

A single tenant can occupy both levels and establish a cohesive presence through the dedicated entrance, frontage and signage opportunities.

2 TWO LARGE FLOOR PLATES

The 10,020 SF ground floor and 6,302 SF second floor can support complementary clinical, program, administrative or other operational functions.

3 125' OF GLASS FRONTAGE

Extensive windows along Webster Avenue provide strong visibility and natural light across both levels.

4 4,500 SF OUTDOOR TERRACE

Directly accessible from the second floor, the terrace provides substantial outdoor space for compatible tenant uses.

5 ICAP TAX ABATEMENT

The property benefits from an ICAP tax abatement currently in place, reducing the tenant's real estate tax burden.

LEASING OVERVIEW

SPACE	SIZE (RSF)	RENT	LEASE TYPE	POSSESSION
Full Building	16,322	Upon Request	Triple Net	Immediate
Ground Floor	10,020	Upon Request	Triple Net	Immediate
Second Floor	6,302	Upon Request	Triple Net	Immediate

ADDITIONAL RENT	TRIPLE NET
Real Estate Taxes	\$3.26 / RSF
Building Operating Expenses	\$0.77 / RSF
Utilities	Separately Metered

PREMISES OVERVIEW



CEILING HEIGHT

Approximately 12'6" to 14',
depending on area



SIGNAGE

Building signage opportunity at the
Webster Avenue entrance



RESTROOMS

Separate men's and
women's restroom facilities



VERTICAL ACCESS

Passenger elevator and
three connecting stairs



BUILDING SYSTEMS

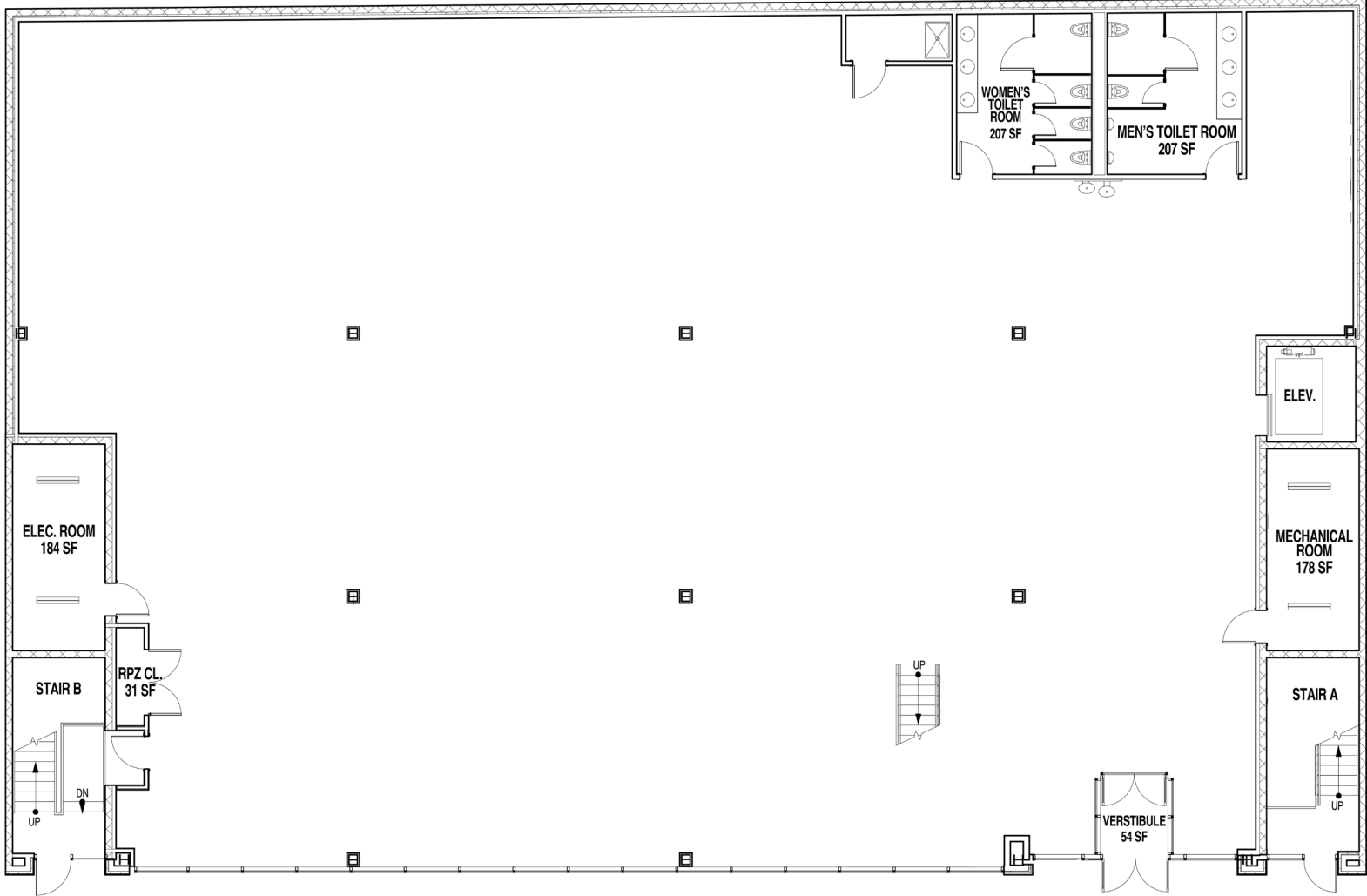
Existing HVAC, lighting, power and
plumbing infrastructure



SUPPORT ROOMS

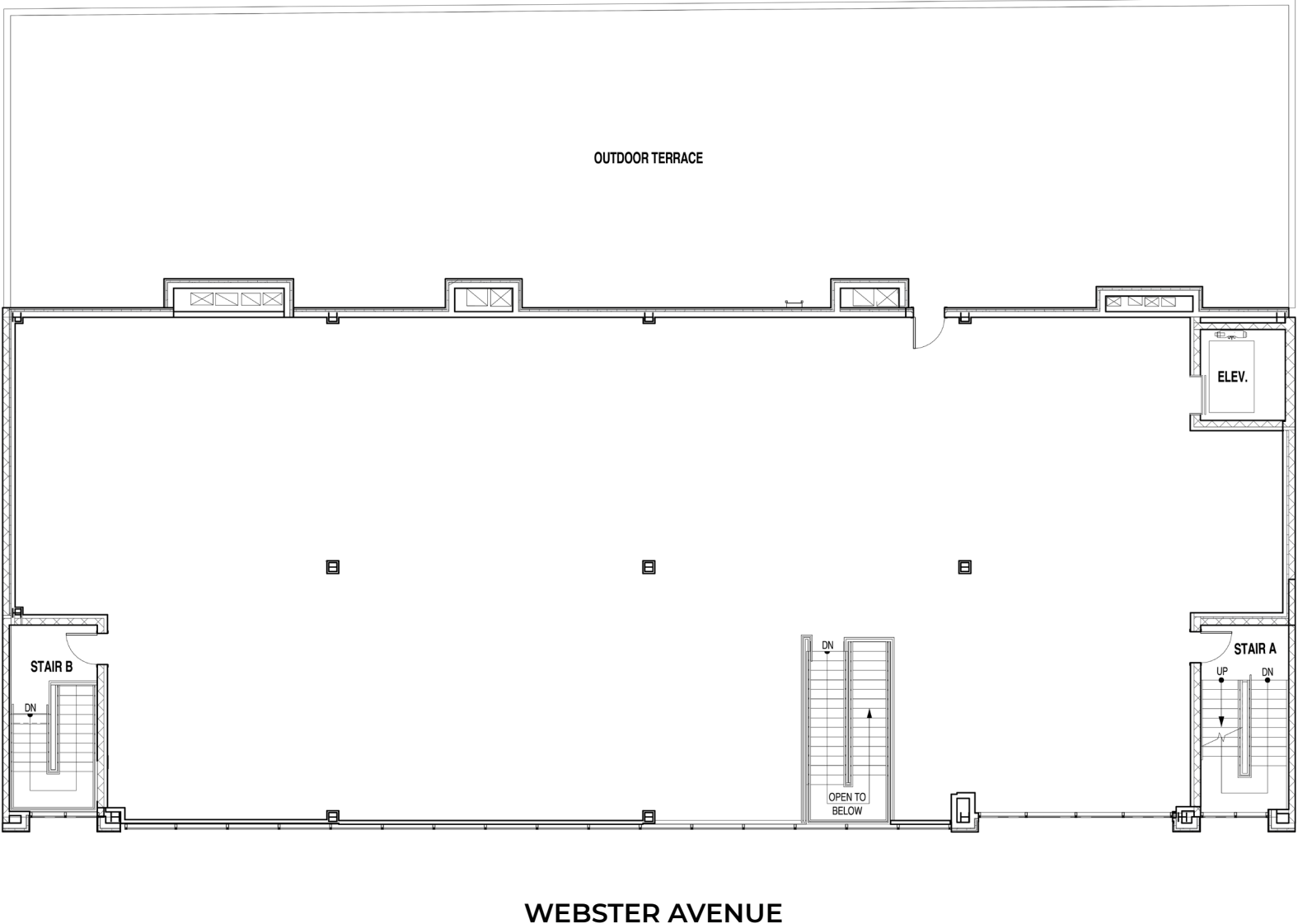
Dedicated mechanical, electrical,
janitorial and utility rooms

FLOOR PLAN – GROUND FLOOR

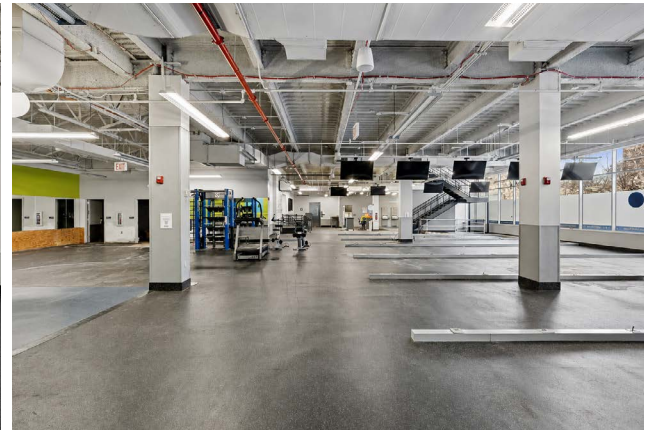
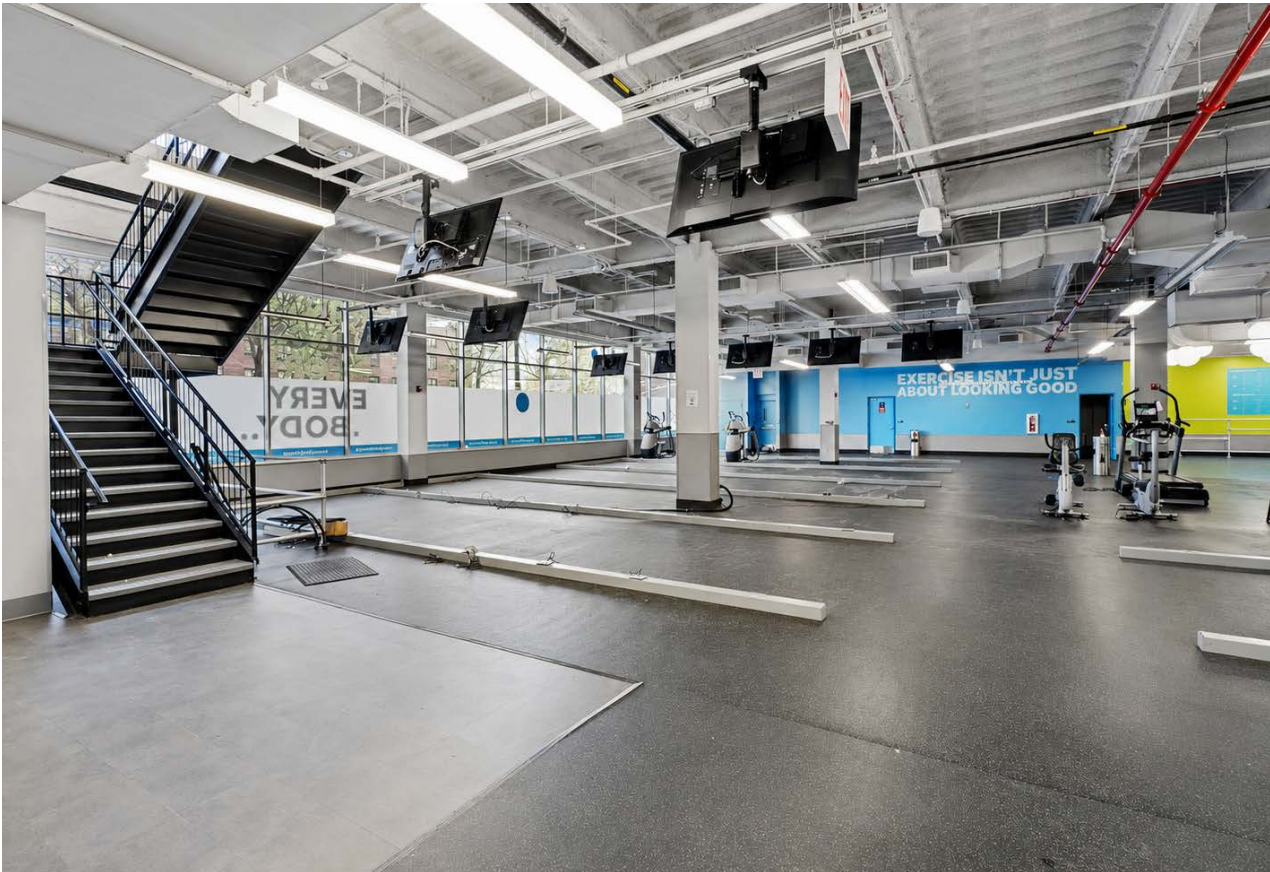


WEBSTER AVENUE

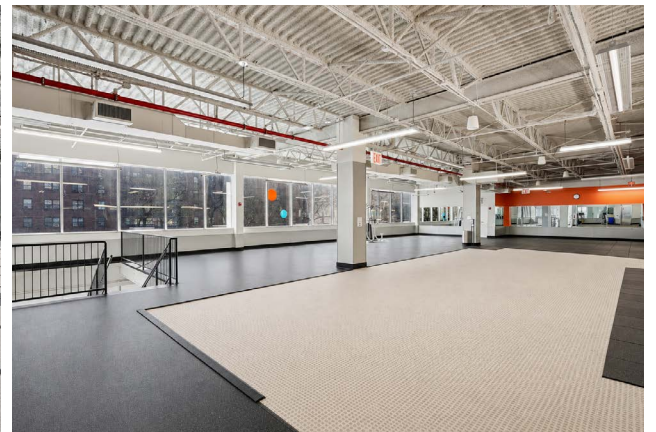
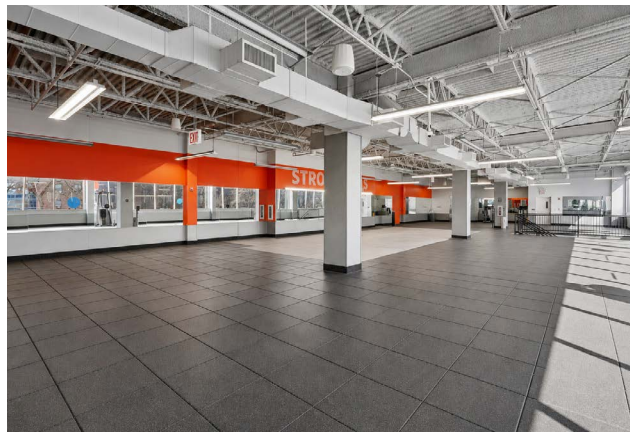
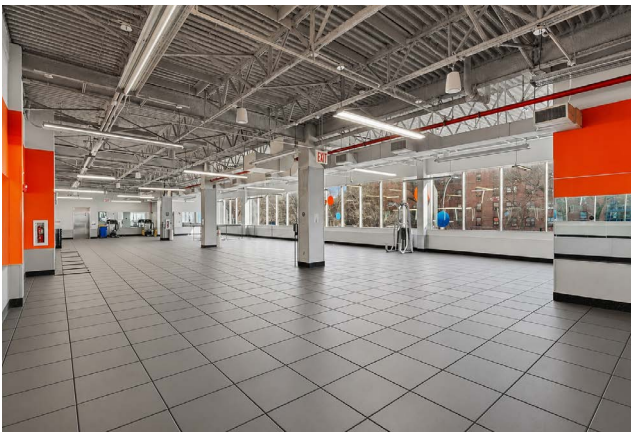
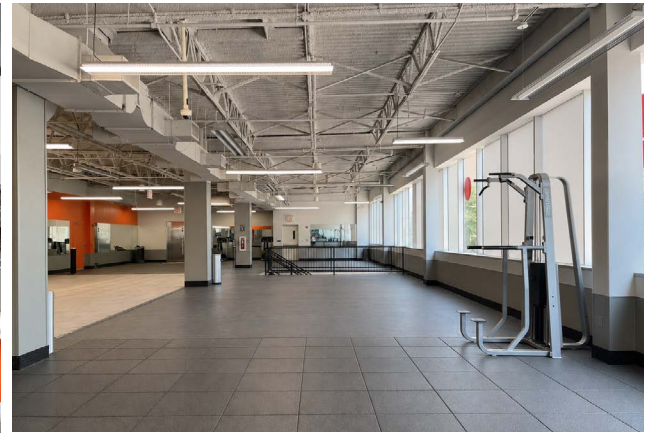
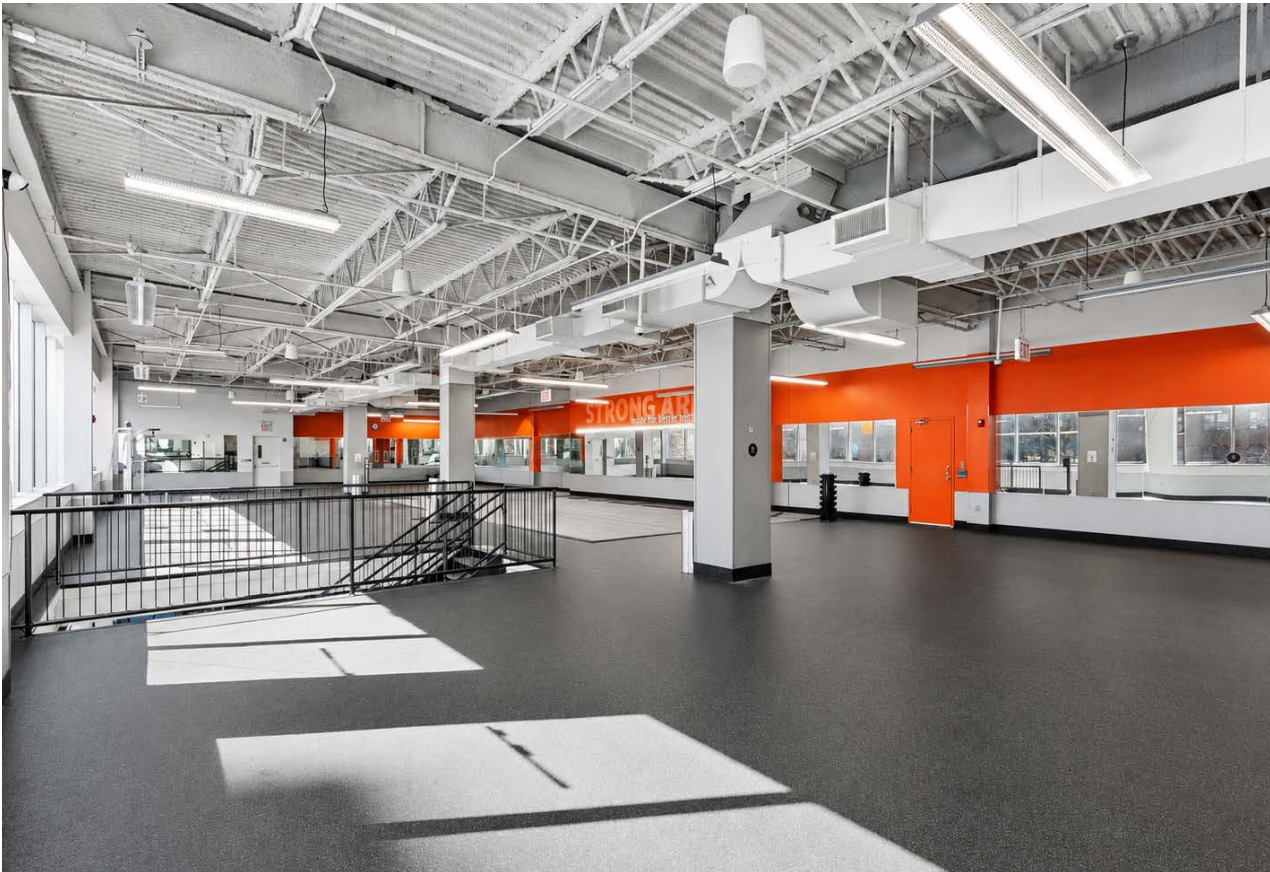
FLOOR PLAN – SECOND FLOOR



PHOTOS - GROUND FLOOR



PHOTOS - SECOND FLOOR



DISCLAIMER

This Leasing Brochure is intended solely as a general summary of the property and the available leasing opportunity. It is not exhaustive and should not replace an independent investigation by any prospective tenant or its advisors. Stonefield Real Estate LLC and the property owner make no representations or warranties, express or implied, as to the accuracy or completeness of the information contained herein, including, without limitation, square footage, floor plans, zoning, permitted uses, building systems, condition, operating expenses, or suitability for any particular use. All information has been obtained from sources believed to be reliable but has not been independently verified. References to square footage are approximate. Prospective tenants are responsible for verifying all information and conducting their own due diligence. The landlord reserves the right to modify or withdraw the available space, change any proposed terms, or reject any proposal at any time without notice or obligation. Any lease transaction is subject to landlord approval and the execution of a mutually acceptable lease agreement.

CONTACT EXCLUSIVE BROKER:

ADAM YAKUBOV

FOUNDER & CEO

929.600.4648

adam@stonefieldrealestate.com

98-81 QUEENS BOULEVARD, REGO PARK, NY 11374

STONEFIELDREALESTATE.COM

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