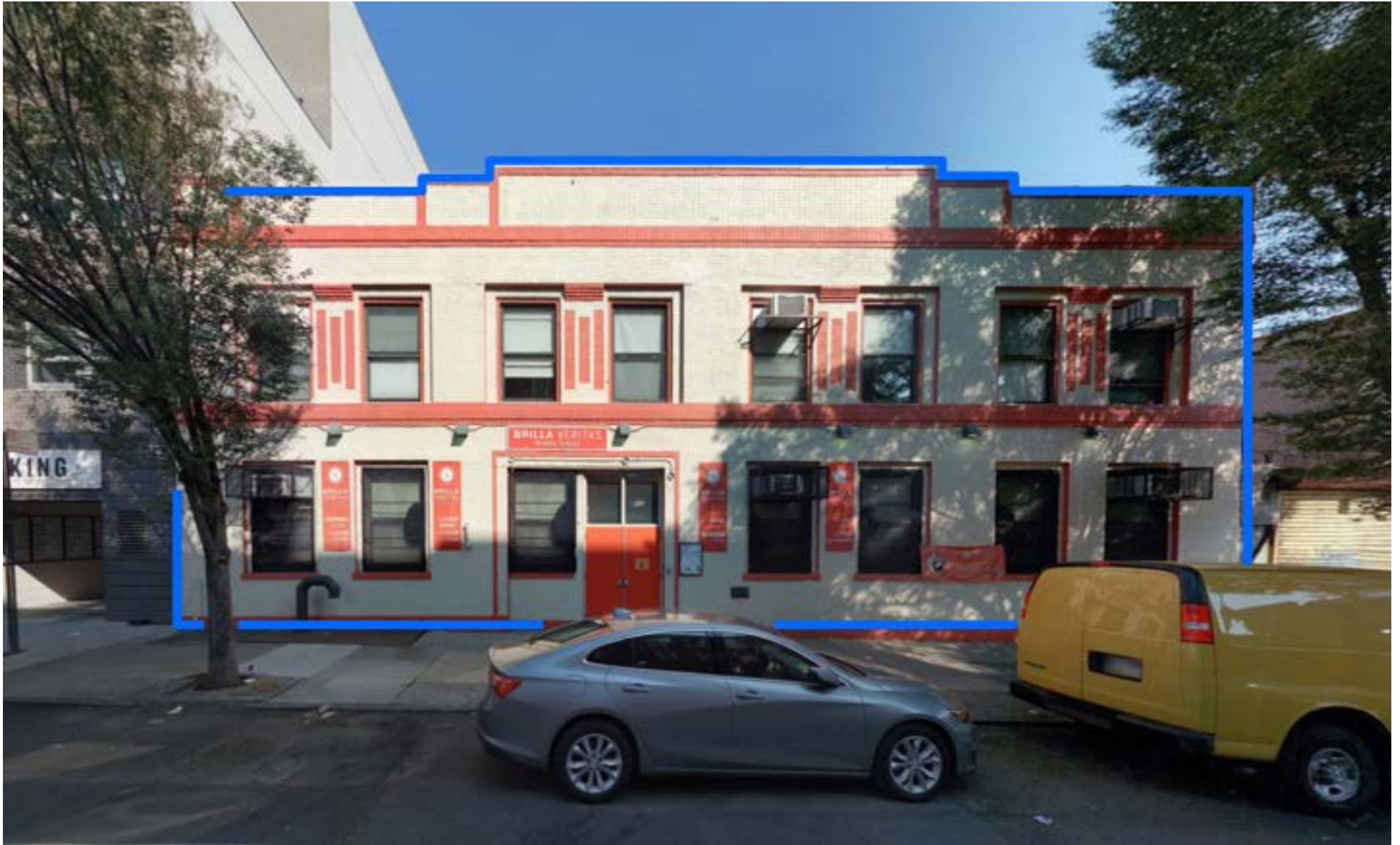


500 COURTLANDT AVENUE, BRONX, NY 10455

FOR SUBLEASE

24,790 SF PRIME MOTT HAVEN SCHOOL

Between East 146th Street & East 148th Street



SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

FREDY BAGDADI
212.433.3355 x1003
fredy.b@tristatecr.com

TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the Mott Haven neighborhood of the Bronx.

SPACE DETAILS

- Equipped with Sprinklers
- Capacity: 180 Students
- 17 Classrooms
- Main Office
- Nurses Office
- 2 Administrator Offices
- Art Room
- Recreation Room
- Teachers Lounge
- Conference Room
- Resource Room
- Guidance Counselor's Office
- 8 Bathrooms
- Copy Room
- Also known as 2789 Third Avenue

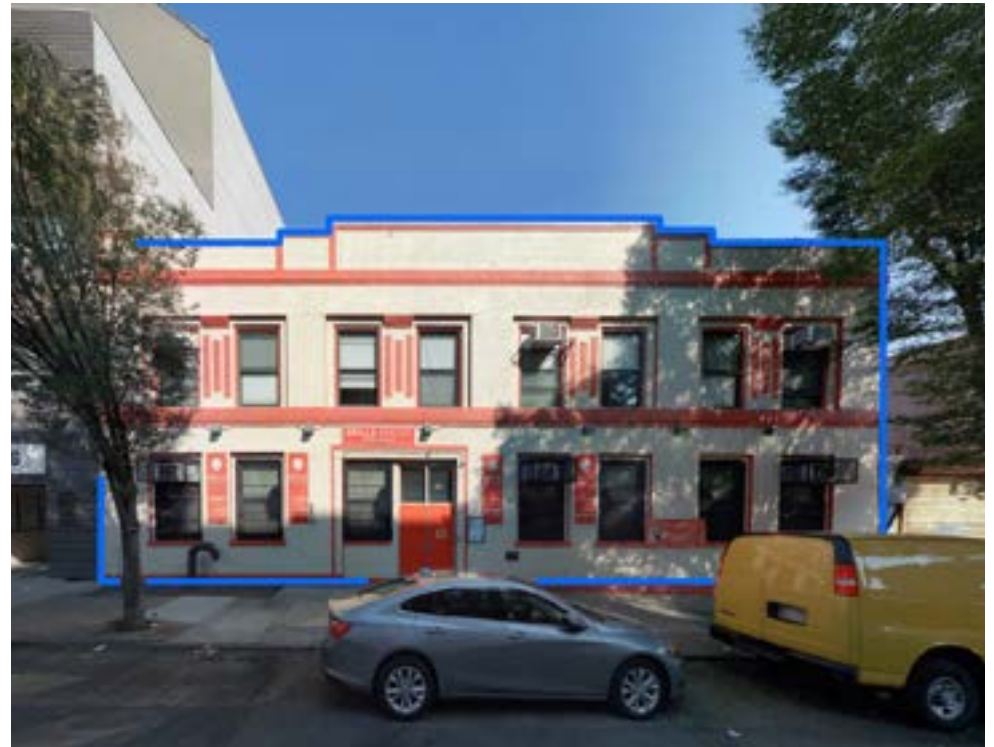
TRANSPORTATION

2 **5** Trains at 3rd Avenue – 149th Street

Bx2 **Bx21** **Bx19** **Bx32** **M125** **Bx41-SBS** **Bx41** Bus Lines

NEIGHBORS

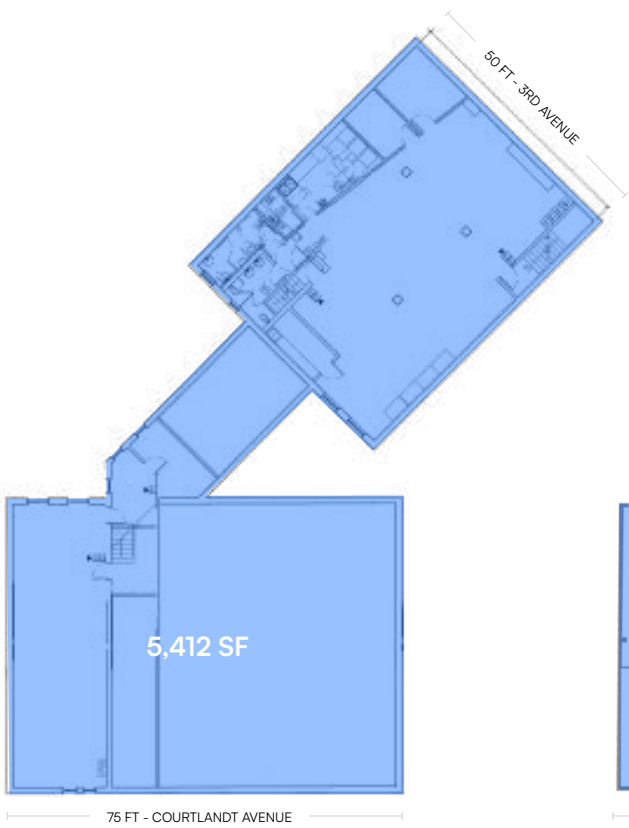
Community School District 7, Creo College Prep, Immaculate Conception School, Brilla College Prep Elementary School, Brilla Public Charter Schools Network, Junior High School 149, South Bronx Prep, PSIX The Courtlandt School, U.S. Social Security Administration, Madison Cafe, Room To Grow, and more!



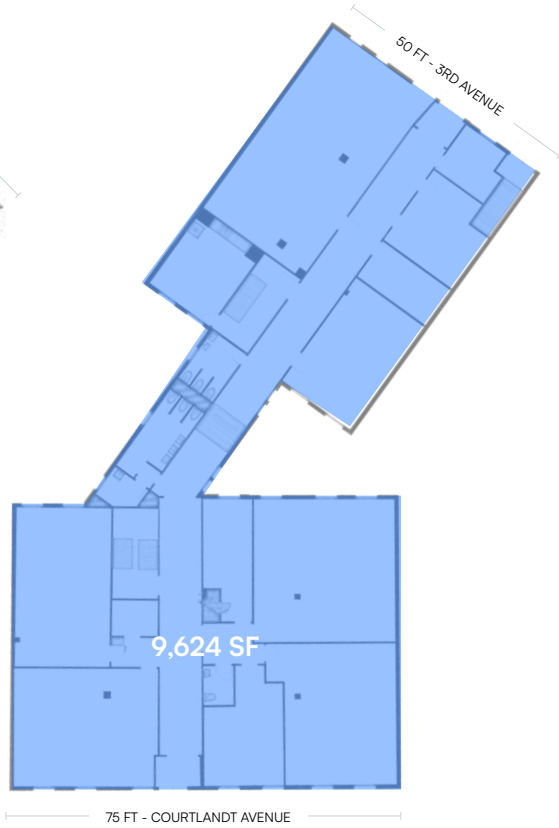
PROPERTY PHOTOS



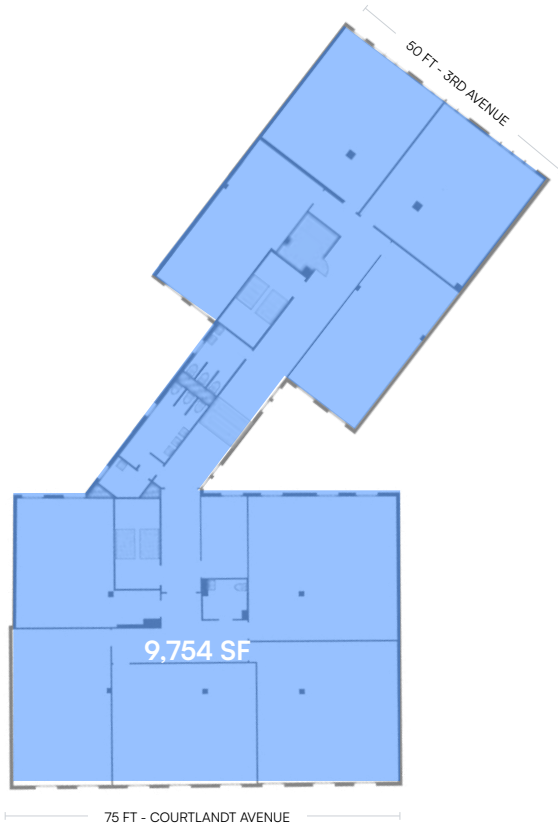
FLOOR PLANS



BASEMENT



FIRST FLOOR



SECOND FLOOR

All square footages are approximate

CERTIFICATE OF OCCUPANCY

Form 24-11226-PR111(12) 118

DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF **BRONX**, CITY OF NEW YORK **MD**

No. **11240**
Date **MAY 27 1954**

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C-26-181.0 to C-26-189.0 Inclusive Administrative Code 2.1.3.1. to 2.1.3.7, Building Code.)

This certificate supersedes C. O. No. **1980-45**

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ **altered** ~~building~~ **premises** located at
800-806 Courtlandt Ave. through to 8789-95 Third Ave.
 Block **2327** Lot **21**

conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

AR. No. - 456-49 Construction classification—**Nonfireproof**

Occupancy classification—**PUBLIC** Height **2 Stys. & Cellar** stories, **25** feet.

Date of completion—**5-3-54** Located in **Residence** Use District.

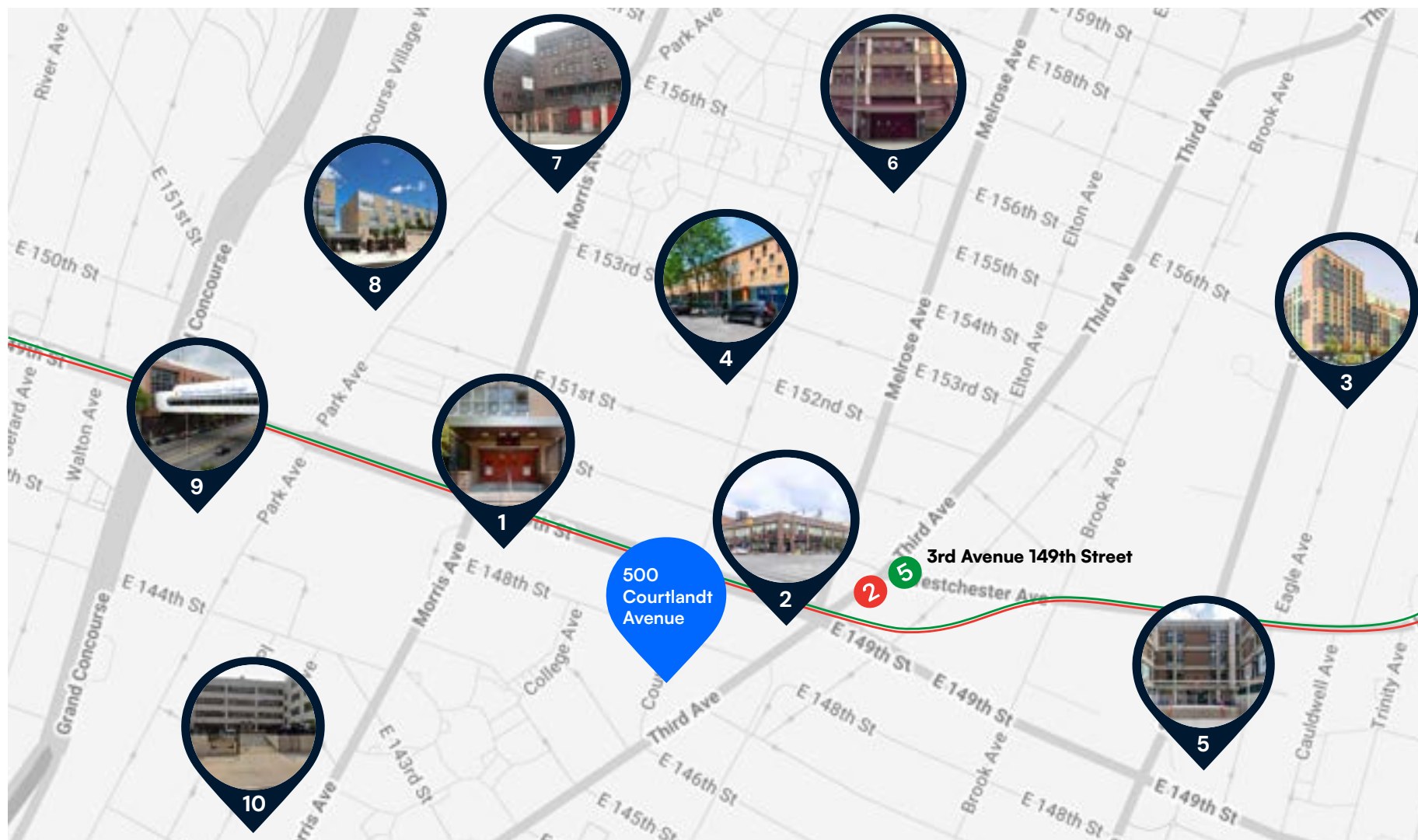
3 Ave, Class 1 1/2. Height Zone at time of issuance of permit.

This certificate is issued subject to the limitations hereinafter specified and to the following provisions of the Board of Standards and Appeals: (Calendar numbers to be inserted here.)

PERMISSIBLE USE AND OCCUPANCY

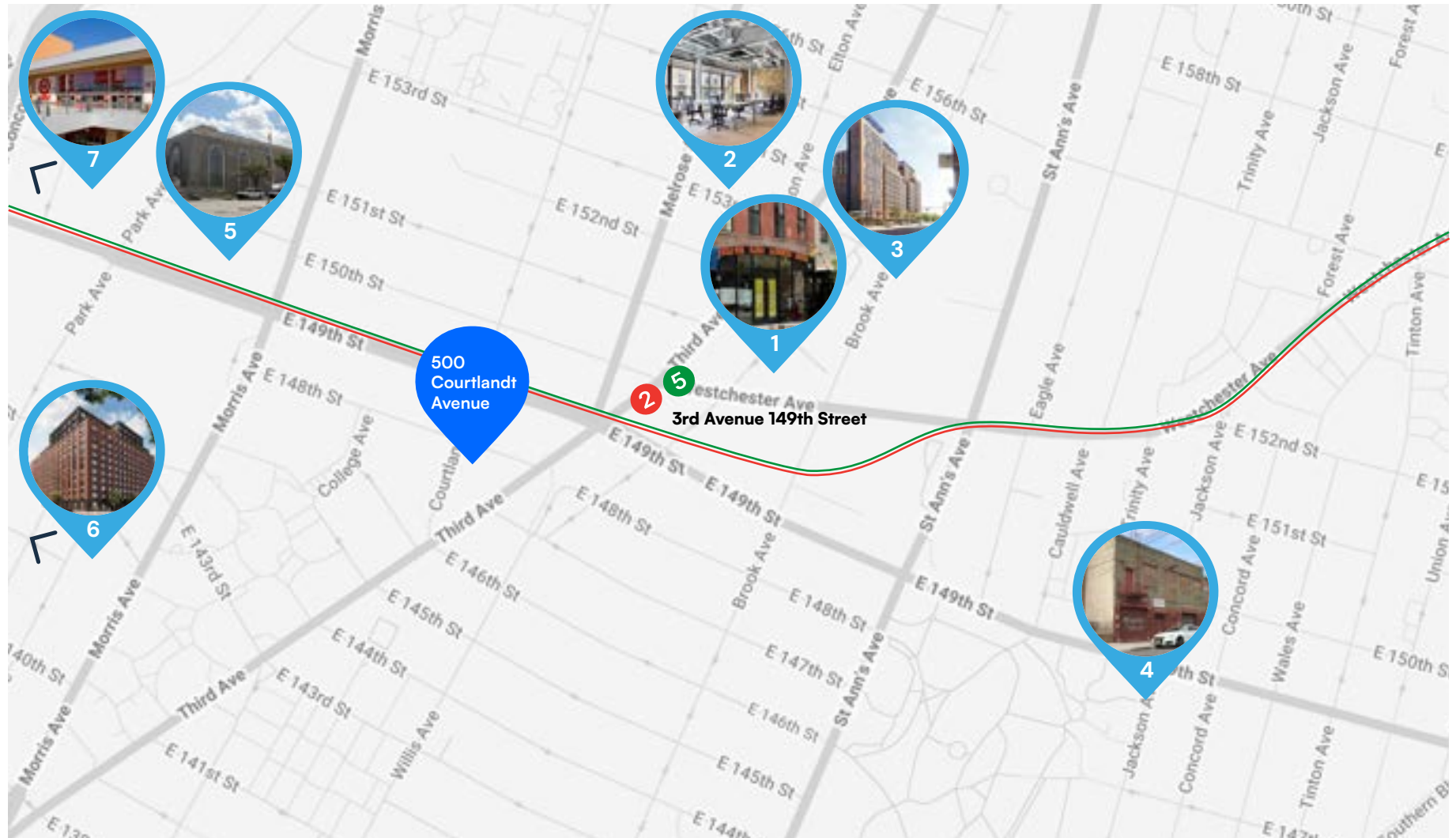
STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar	40 ground			200	Boiler Room, Storage and Cafeteria
First	120			200	Gymnasium, Office, and Classrooms
Second	60 & 75			200	Office, Lunchroom Classrooms
NOTE: Fire Dept. Permit #C228615 issued 5-25-55 for a 500 gallon fuel oil tank.					
NOTE: Fire Dept. approval of Interior Fire Alarm System and Fire-Extinguishing Equipment received.					

NEARBY SCHOOLS MAP



- | | | |
|--|--|---|
| 1. PS 18 John Peter Zenger (502 Morris Avenue) | 5. Hostos–Lincoln Academy of Science (600 Street Ann’s Avenue) | 8. Mott Haven Educational Campus (730 Concourse Village W) |
| 2. Creo College Preparatory Charter School (524 Courtlandt Avenue) | 6. Bronx Elementary School 29 (758 Courtlandt Avenue) | 9. Hostos Community College (Mott Haven Educational Campus) |
| 3. Brilla Veritas Elementary School (600 East 156th Street) | 7. KIPP Academy Middle School (250 East 156th Street) | 10. Paul Robeson Educational Campus (339 Morris Avenue) |
| 4. PS 1 Courtlandt School (335 East 152nd Street) | | |

UPCOMING DEVELOPMENTS IN THE AREA



1. 600 Bergen Avenue

New pizzeria opening; hiring staff soon

2. Third Avenue (Between East 151st Street & East 152nd Street)

New coworking space for startups and freelancers

3. 556 Bergen Avenue

La Central Phase II adding 1,500 SF retail

4. 585 Jackson Avenue

9-story mixed-use with 80 units, small retail

5. 558 Grand Concourse

Bronx Post Office sold; Hostos expanding programs

6. 414 & 445 Gerard Avenue

Retail filling with wine shop, grocery in 2025

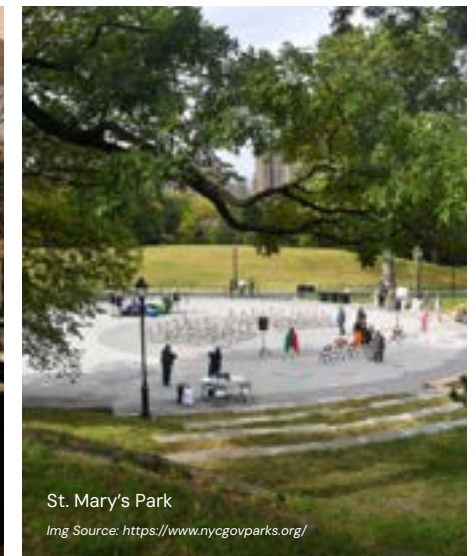
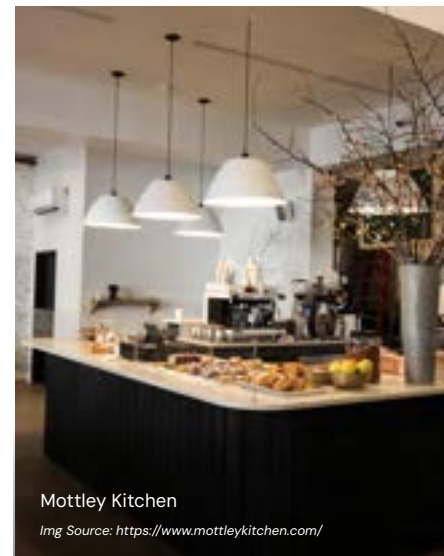
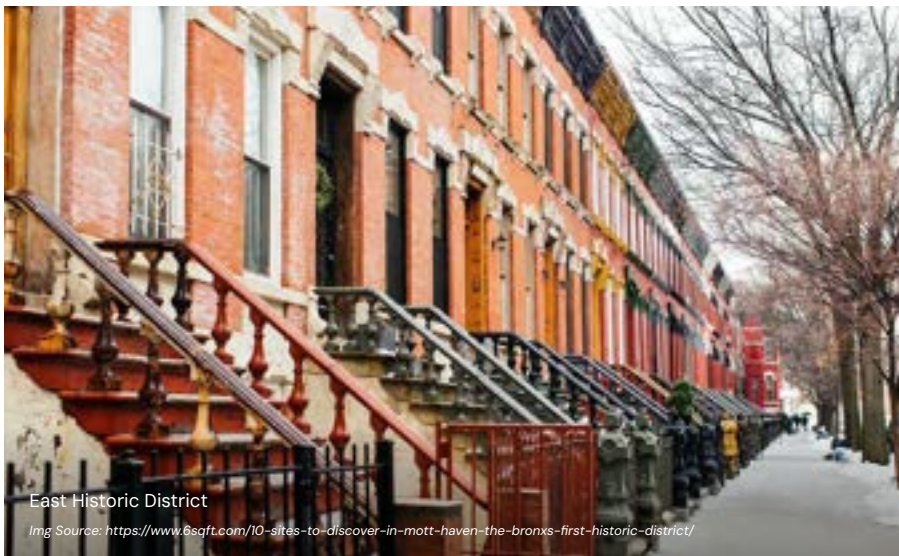
7. Terminal Market - Exterior Street, 10451

Retail/restaurant spaces available; major anchors remain

LOCATION SUMMARY

Once an industrial district, **Mott Haven** is now at the heart of the **South Bronx's remarkable transformation**. Driven by billions in private and public investment, the neighborhood has become a magnet for **creative businesses, modern residential developments, and destination dining**.

With its **proximity to Manhattan, strong transportation network**, and a growing base of young professionals, Mott Haven represents one of **New York City's most dynamic emerging markets** — combining **authentic character** with **unmatched development potential**.





PLACE YOURSELF ON THE MOTT HAVEN MAP

LOCATION OVERVIEW

MOTT HAVEN

Rooted in the heart of the South Bronx, the area surrounding 500 Courtlandt Avenue, located in the Mott Haven neighborhood of the Bronx, reflects a vibrant mix of tradition, community, and urban renewal. The area benefits from proximity to major corridors like East 149th Street and Third Avenue, connecting residents to cultural landmarks, parks, and transit hubs. With schools, community centers, and family-owned restaurants nearby, the district fosters a strong sense of neighborhood identity and growth, making it an appealing environment for new enterprises, retail, and community-driven initiatives.

POINTS OF INTEREST

- The Bronx Museum of the Arts
- St. Mary's Park
- Hostos Center for the Arts & Culture
- Bronx Terminal Market

TRANSPORTATION

2 **5** Trains at 3rd Avenue – 149th Street

Bx2 **Bx21** **Bx19** **Bx32** **M125** **Bx41-SBS** **Bx41** Bus Lines

DEMOGRAPHICS

Within a one-mile radius of the property

61,846

Total Households

161,272

People

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24,790 SF PRIME MOTT HAVEN SCHOOL

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TSC.