

# PRIME SECOND AND THIRD FLOOR SPACE FOR LEASE

991 Southern Boulevard  
(Between 163rd Street and Westchester Avenue)

Bronx, New York 10459

Approximately 12,750 SF Divisible



2nd Floor: 6430 RSF + 1850 SF Outdoor Area

3rd Floor: 6317 SF

Modified Gross Rent is \$35 PSF

Newly Renovated Building

ADA Elevator and Bathrooms

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# SECOND FLOOR: 6,400 RSF + 1850 Outdoor Area

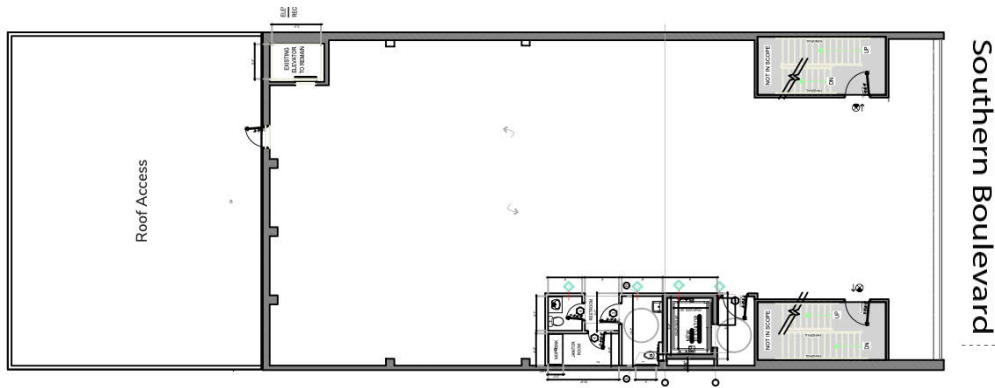
View to Southern Boulevard



View to Rear of Building



Floor Plan



Adjacent Roof Access

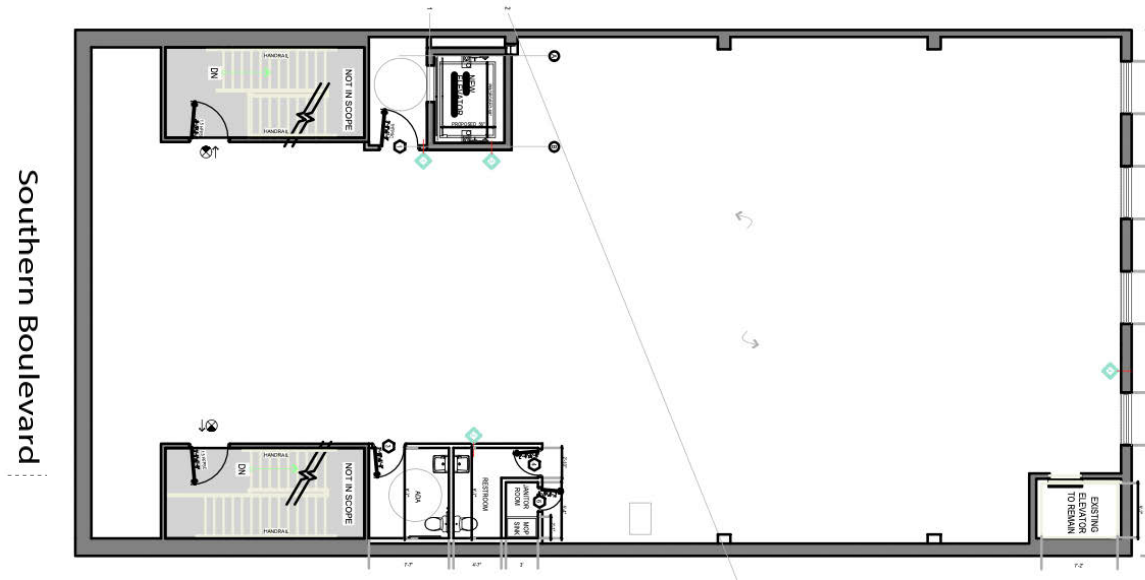


# THIRD FLOOR: 6,317 RSF

View to Southern Boulevard



View to Rear of Building



Windows could be installed on the north and south walls of the space

## Additional Building/Space Features

Newly renovated building

ADA elevator

Each floor has its own ADA and non ADA bathroom

14' ceilings

Tenant controlled AC

Conveniently located next to the 2, 5 and 6 subways

BX 19 is located in front of the property

New Fire Alarm

400 amp service per floor

## New Lobby



# TRANSPORTATION

## MTA New York City Subway

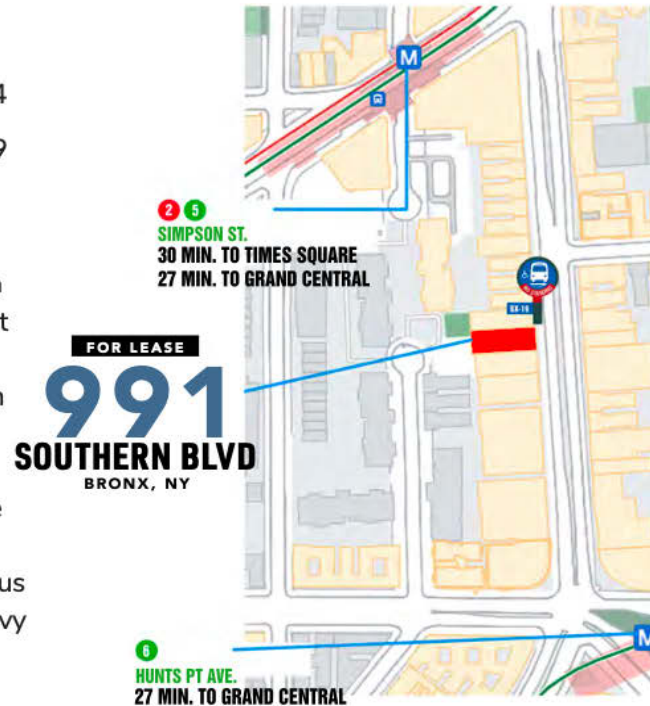
### RIDERSHIP

Hunts Point Ave **6** ..... 3,174,354  
 Simpson St **2 5** ..... 2,602,749

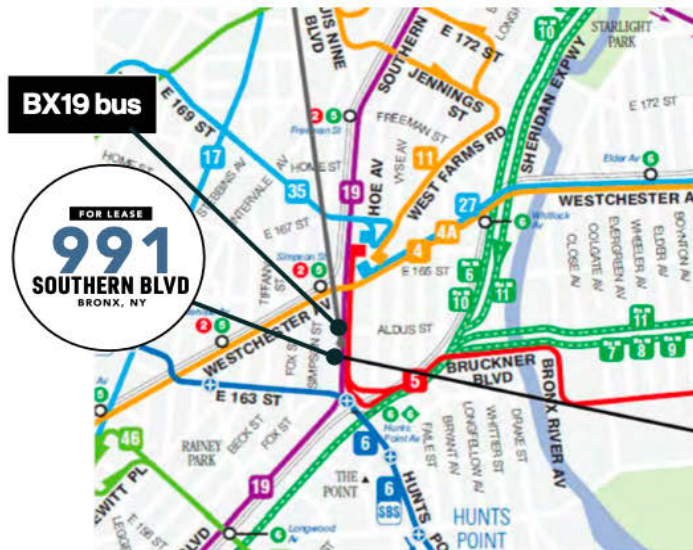
### MTA TRANSIT

991 Southern Boulevard is located in between two major subway stations: the Simpson Street MTA station which is serviced by the 2 and 5 subway lines and the Hunts Point MTA station which is serviced by the 6 subway line.

One of the top 10 busiest MTA bus routes, the BX19 is located right in front of 991 Southern Boulevard. This prime location adds tremendous value to leasers who will capitalize on the heavy foot and car traffic in one of the most densely populated corridors in the Bronx.



## MTA New York City Bus



### TOP 10 BUSIEST BUS ROUTES IN 2020

Rank	Route	Borough	Ridership
1	M1 Local/SBS	Manhattan	8,125,584
2	Bx12 Local/SBS	Bronx	7,905,359
3	B46 Local/SBS	Brooklyn	7,539,419
4	B6	Brooklyn	6,837,429
5	B44 Local/SBS	Brooklyn	6,689,127
6	B35	Brooklyn	5,965,165
7	Q58	Queens	5,942,436
8	B82 Local/SBS	Brooklyn	5,500,091
9	Bx19	Bronx	5,458,473
10	B41	Brooklyn	5,321,959

