

# 3109 Buhre Ave

Pelham Bay Bronx, NY

Medical / Community Facility for Lease



## PROPERTY SPECIFICATIONS

Location	3109 Buhre Ave
Neighborhood	Pelham Bay, Bronx
Square Footage	6617 Total SF
Zoning	Use Group 4
Zoning Uses	Medical, Day Care, Non-Profit
Construction Timeline	Delivery Expected Q2 2026
Subway Access	<b>6</b>

## HIGHLIGHTS

- New Construction
- Build-to-Suit Options Available
- Easily Accessible Location
- Ground / Retail Level and 2nd Floor Options Available

## Asking Rent: \$35/SF

Be among the first to secure newly constructed commercial space in the heart of Pelham Bay. This modern development offers flexible layouts ideal for medical, day care, and community facility users.

### Available Space:

- Up to 5,117 SF on the ground/retail level — divisible, perfect for 1–2 tenants
- 1,440 SF available on the second floor
- Build-to-suit options available to match your exact program needs

### Location:

- 3109 Buhre Ave in Pelham Bay / Country Club Bronx
- Accessible to the 6 Train
- In between I-95 and Hutchinson Parkway

## EXCLUSIVE BROKER

**JEFF GONCALVES** *Associate Broker*

(413) 454-7782 | jeff@myspacenyc.com

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