

1525 BRYANT AVENUE

BRONX, NY 10460



BRAND-NEW BUILDING.
BUILT FOR YOUR MISSION.

NEW CONSTRUCTION COMMUNITY FACILITY & PROFESSIONAL OFFICE SPACE FOR LEASE

1,500–2,900 SF OF BRAND-NEW SPACE
DESIGNED FOR PROFESSIONAL, MEDICAL,
NONPROFIT & COMMUNITY USES.

1,500–2,900
SF AVAILABLE

UTILITIES
INCLUDED!

IDEAL FOR:

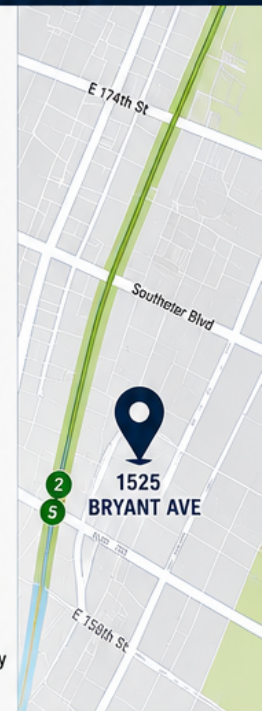
- Medical & Healthcare Providers
- Behavioral Health & Counseling
- Nonprofit & Community Service Organizations
- Workforce Development & Training Programs
- Professional & Administrative Offices
- Wellness, Rehabilitation & Therapy Services
- Government & Social Service Agencies
- Educational & Adult Learning Programs

PROPERTY HIGHLIGHTS

- NEW CONSTRUCTION**
Modern building with high-quality finishes and efficient systems.
- FLEXIBLE SPACE OPTIONS**
1,500–2,900 SF available with customizable layouts to fit your needs.
- UTILITIES INCLUDED**
Heat, water & electricity included in the rent for predictable operating costs.
- ELEVATOR ACCESS**
Convenient access to lower level space for staff and clients.
- ADA ACCESSIBLE**
Designed for accessibility and compliance.
- LANDLORD OPEN TO BUILD-OUT**
We'll work with you to create the space your organization needs.
- SAFE & SECURE ENVIRONMENT**
Well-maintained building in a professional and secure setting.

STRATEGIC BRONX LOCATION

- 2 & 5 SUBWAY LINES**
Minutes away for easy access for staff, clients and visitors.
- EASY ACCESS TO MAJOR HIGHWAYS**
I-95, Cross Bronx Expressway and Bruckner Expressway close by.
- CLOSE TO SHOPS, RESTAURANTS & EVERYDAY ESSENTIALS**
Convenience for your team and clients.
- HIGH-DENSITY RESIDENTIAL AREA**
Strong local demographics with established community presence.



SPACE THAT SUPPORTS YOUR MISSION

Whether you provide healthcare, counseling, community services, training, or professional services—this space is ready to support your impact and help your organization grow.



LET'S BUILD SOMETHING GREAT TOGETHER.

Bring your vision. We'll provide the space and flexibility to make it a reality.

SCHEDULE A TOUR TODAY!
DISCOVER HOW THIS SPACE CAN
SUPPORT YOUR ORGANIZATION.



718-772-7404

Esperanza.Estrella@Loccube.com

1,500–2,900
SF AVAILABLE



UTILITIES
INCLUDED



FLEXIBLE
LEASE TERMS



IMMEDIATE
OCCUPANCY
POSSIBLE

All information is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. Broker makes no representation as to the environmental condition of the property.