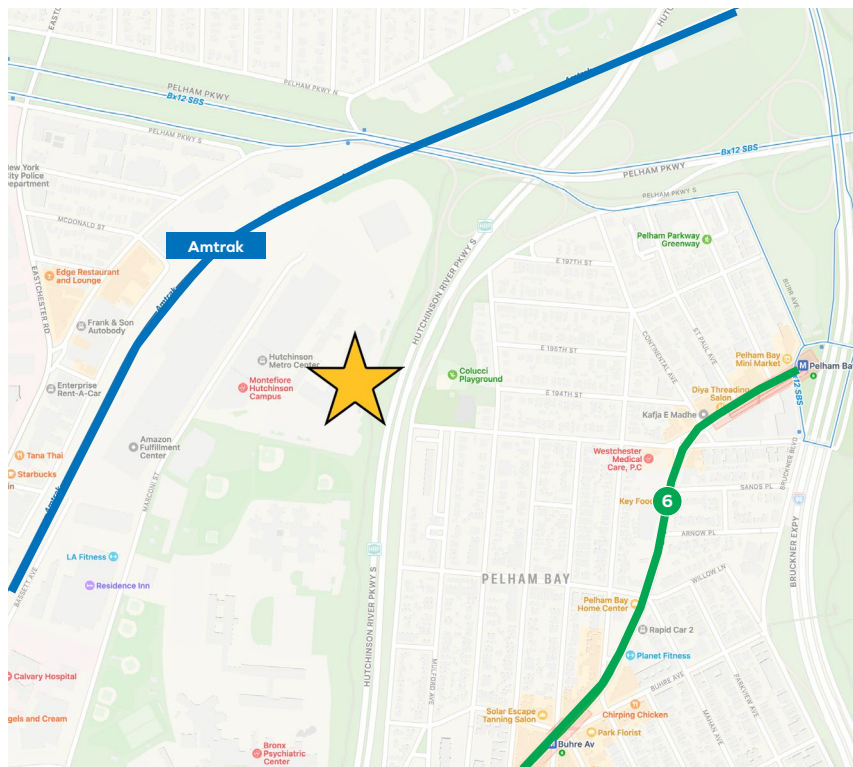


1200 WATERS PLACE

Between Marconi Street & Hutchinson River Parkway

Rare Class A Opportunity in the Bronx for Office / Educational Space



Availability

- Partial 1st floor - 26,163 RSF
- Partial 2nd floor - 23,576 RSF
- **Combined - 49,739 RSF**
- Possession: Immediate
- Rent: Upon Request
- Term: Through February 27, 2038

Space Features

- Dedicated Entrance
- Office Space, Adult Day Care and Related Medical and Healthcare Uses
- Furnished
- Move-in Ready
- Creditworthy Sublandlord
- High Density filing

Building Features

- Class A Building
- Ample Parking
- Shuttle Service to the #6 Train
- Access to Café, Fitness center, Conference center, Pharmacy, Car Detailer

Leasing Information:

ALEXANDER SMITH
212.537.7694
asmith@openregroup.com

ETHAN VOLIGNY
212.537.7684
evoligny@openregroup.com

LINDSAY ORNSTEIN
212.537.0351
Lindsay@openregroup.com

1200 WATERS PLACE

Between Marconi Street & Hutchinson River Parkway

Partial First Floor: 26,163 RSF

2

LARGE
MULTIPURPOSE ROOMS

5

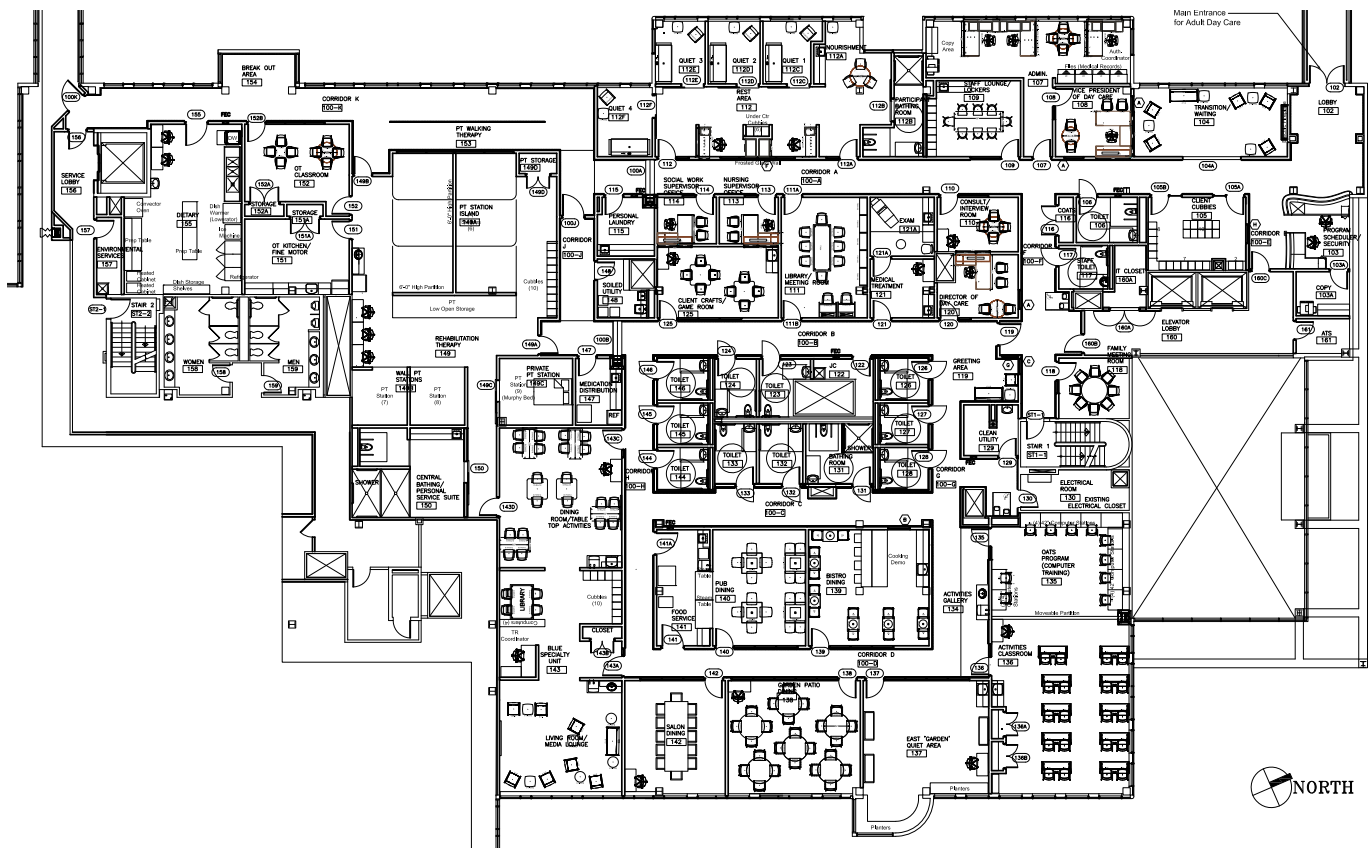
PRIVATE
OFFICES

2

CLASSROOMS

SPECIALTY
ROOMS

LOUNGE, COMPUTER LAB,
GAME ROOM, LIBRARY,
MEETING ROOMS, STAFF
ROOMS, COMMERCIAL
KITCHEN



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1200 WATERS PLACE

Between Marconi Street & Hutchinson River Parkway

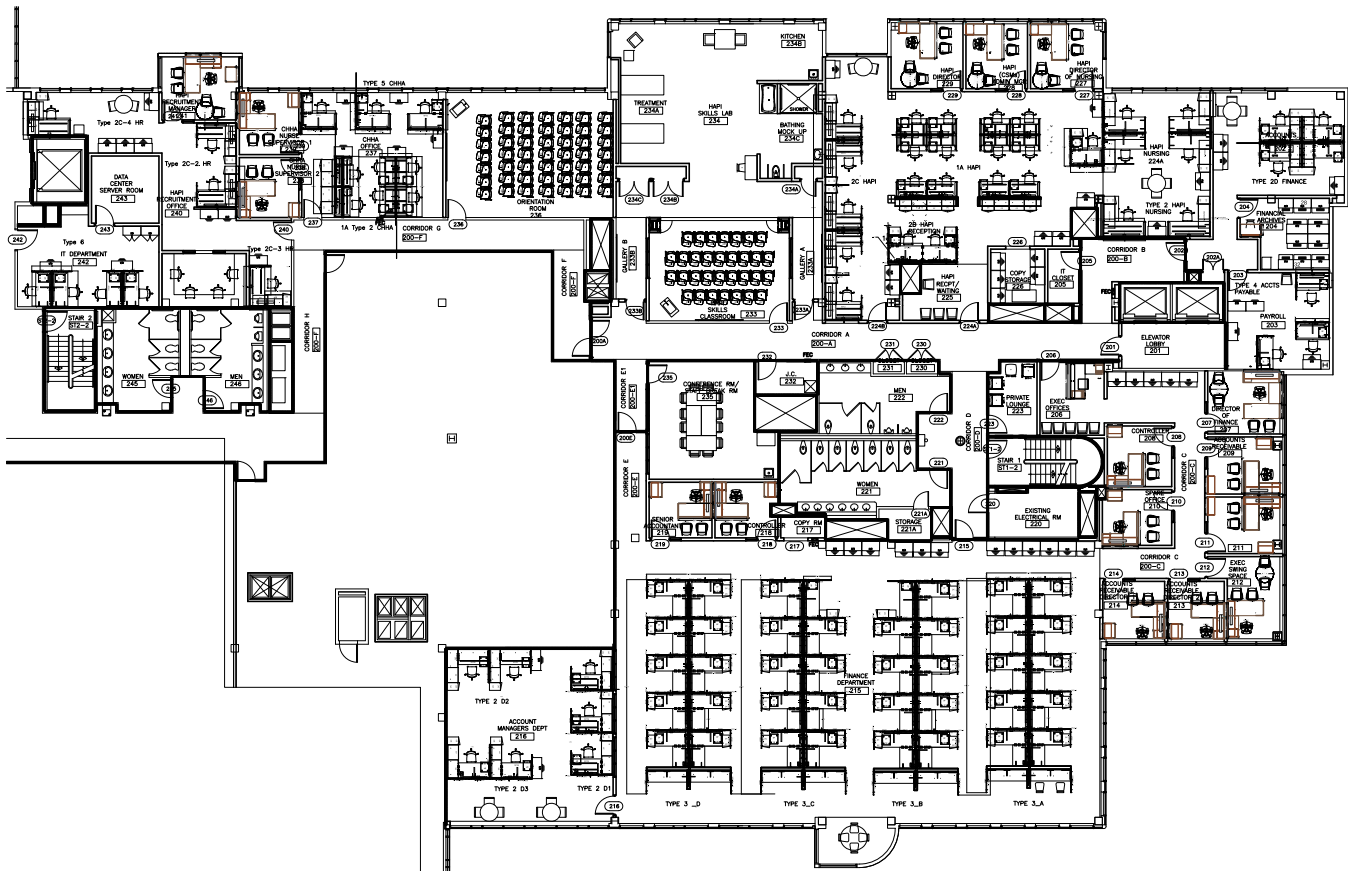
Partial Second Floor: 23,576 RSF

1
LARGE
CONFERENCE ROOM

16
PRIVATE
OFFICES

3
CLASSROOMS

77
DEDICATED
WORK STATIONS



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1200 WATERS PLACE

Between Marconi Street & Hutchinson River Parkway



BULLPEN WITH 40 CUBICLES



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