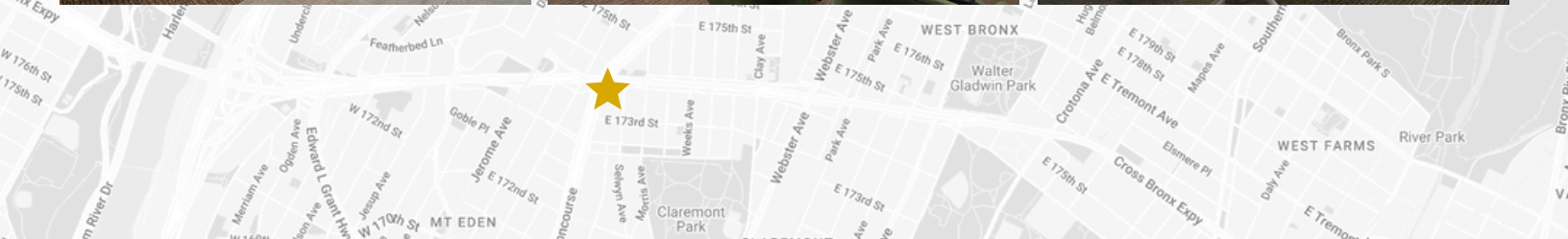


DUPLEX OFFICE FOR LEASE

1700 Grand Concourse | The Bronx

Unique two-level office suite in the heart of the Grand Concourse. Spacious, private, and perfectly suited for attorneys, medical professionals, or business operators.



YOUR NEW OFFICE

Rarely available duplex office space in a prime Grand Concourse location with direct street exposure. This unique office features abundant natural light, an architectural open staircase, and a private entrance through a luxury building lobby with a 24/7 doorman.

KEY FEATURES

- Accommodates 10 - 30 employees
- Large conference room and dedicated break room
- Multiple glass-walled private offices and open work areas
- ADA-compliant private restrooms
- Grand Concourse frontage with signage potential
- Steps from the B/D subway at 174-175th Street

Price:	Available Upon Request
Space:	Approx. 3,650 SF
Lease Start:	Available Now
Lease Term:	3 - 10 Years
Location:	1700 Grand Concourse Suite 03K Bronx, NY 10457