

# CONCOURSE POINT

1780 & 1790 Grand Concourse | The Bronx

Located on the Grand Concourse & East 175<sup>th</sup> Street

*A Modern Hub for Healthcare, Education and Public Service*

GOLDFARB





# A SPACE TO SERVE THE COMMUNITY

Concourse Point offers a rare opportunity for organizations seeking to lease a large, adaptable footprint on the Grand Concourse, one of the busiest thoroughfares in The Bronx—with subway access located directly outside the building.

Offering a dependable foundation for organizations that need accessibility and visibility, Concourse Point is well-suited for government, educational, and healthcare tenants that require excellent transit connections, ADA compliance, and functional spaces designed to support a variety of operations.





## HEALTHCARE SPACE THAT SUPPORTS CARE ■

Concourse Point is ideally positioned to support a wide range of healthcare uses, from outpatient clinics to specialty practices or administrative offices.

With robust HVAC capacity, ADA accessibility, and direct freight access for medical equipment, the space can accommodate the demands of modern healthcare facilities.

Proximity to BronxCare Health System and other major medical providers makes this location a natural extension of the borough's healthcare network, while ample parking and transit access ensure convenience for patients and staff alike.





## PUBLIC SERVICE BUILT FOR PUBLIC PURPOSE ■

For government agencies seeking reliable, efficient space, Concourse Point provides a secure and adaptable solution.

The building configuration supports large office layouts or program-specific build-outs, with opportunities for private entrances, direct elevator access, and secure circulation.

Ample parking and direct access to major thoroughfares—including the Cross Bronx Expressway, I-95, and the Grand Concourse—provide connectivity for staff and visitors. With its central Bronx location, this availability offers both accessibility and visibility for government agencies.





## EDUCATION

# A FOUNDATION FOR LEARNING

Whether for a charter school, higher education institution, or training facility, Concourse Point provides a flexible platform for academic uses.

Large floorplates allow for classroom and administrative layouts, while robust building systems support modern technology and infrastructure requirements.

The building's location ensures easy student and faculty access via multiple subway and bus lines, and the surrounding neighborhood offers a strong but growing residential population base. This availability presents an opportunity to expand or establish a long-term educational presence in one of New York City's most dynamic boroughs.





# BUILDING SPECIFICATIONS

Building Size	241,111 SF
Building Height	94 Feet / 8 Floors
Typical Floor Plate Size	20,000 SF
Typical Ceiling Height	10'6" - 12'6"

- Elevators
- 2 Dedicated Passenger (3,850 lbs)
  - 1 Building Passenger (3,850 lbs)
  - 2 Freight (10,000 lbs)

Parking Space	58,000+ SF
Telecom & Networking	High-speed Crown Castle Fiber
Fire Protection & Life Safety	24/7 monitored fire alarm system
Building Access & Security	24/7 access, security cameras

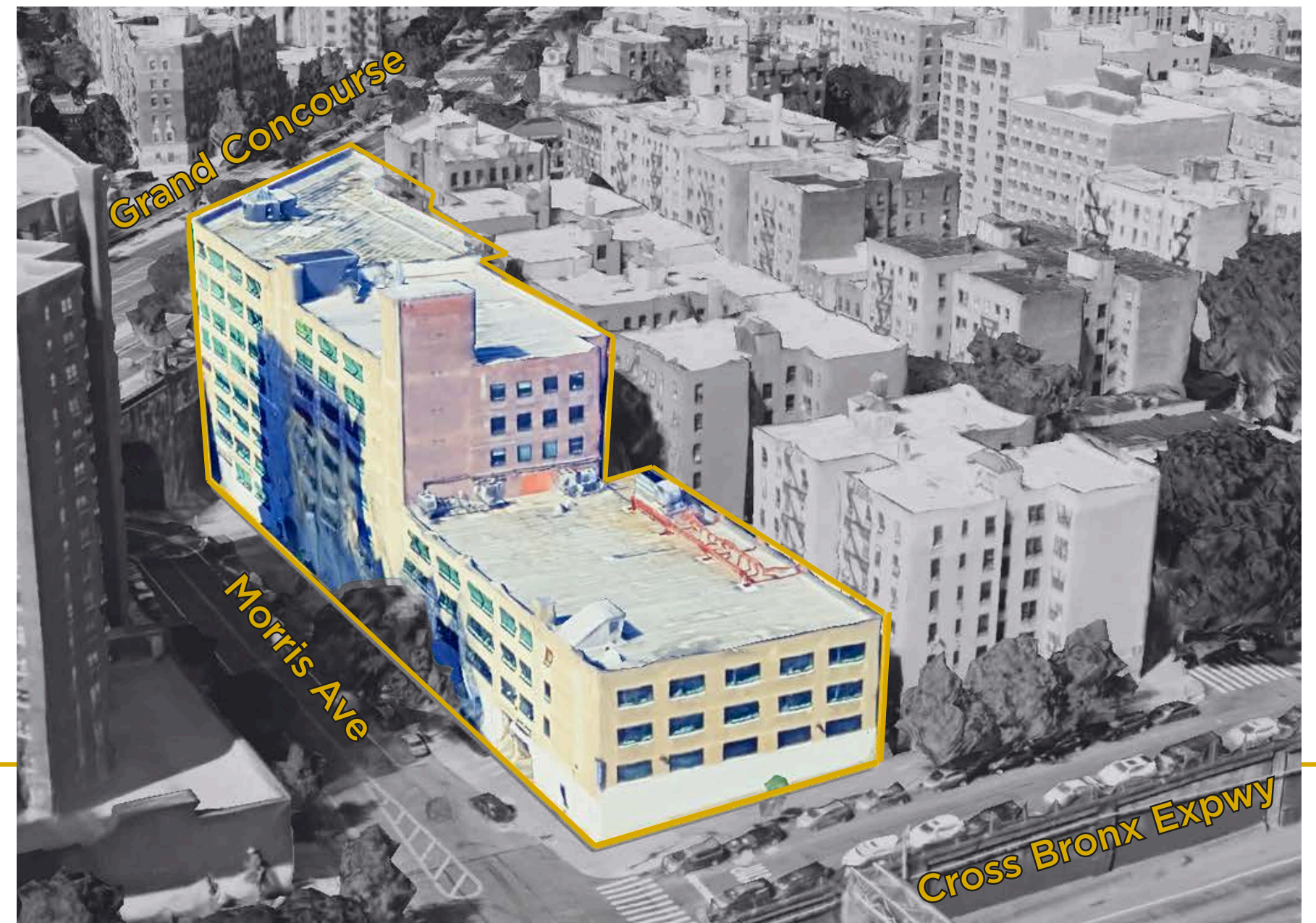
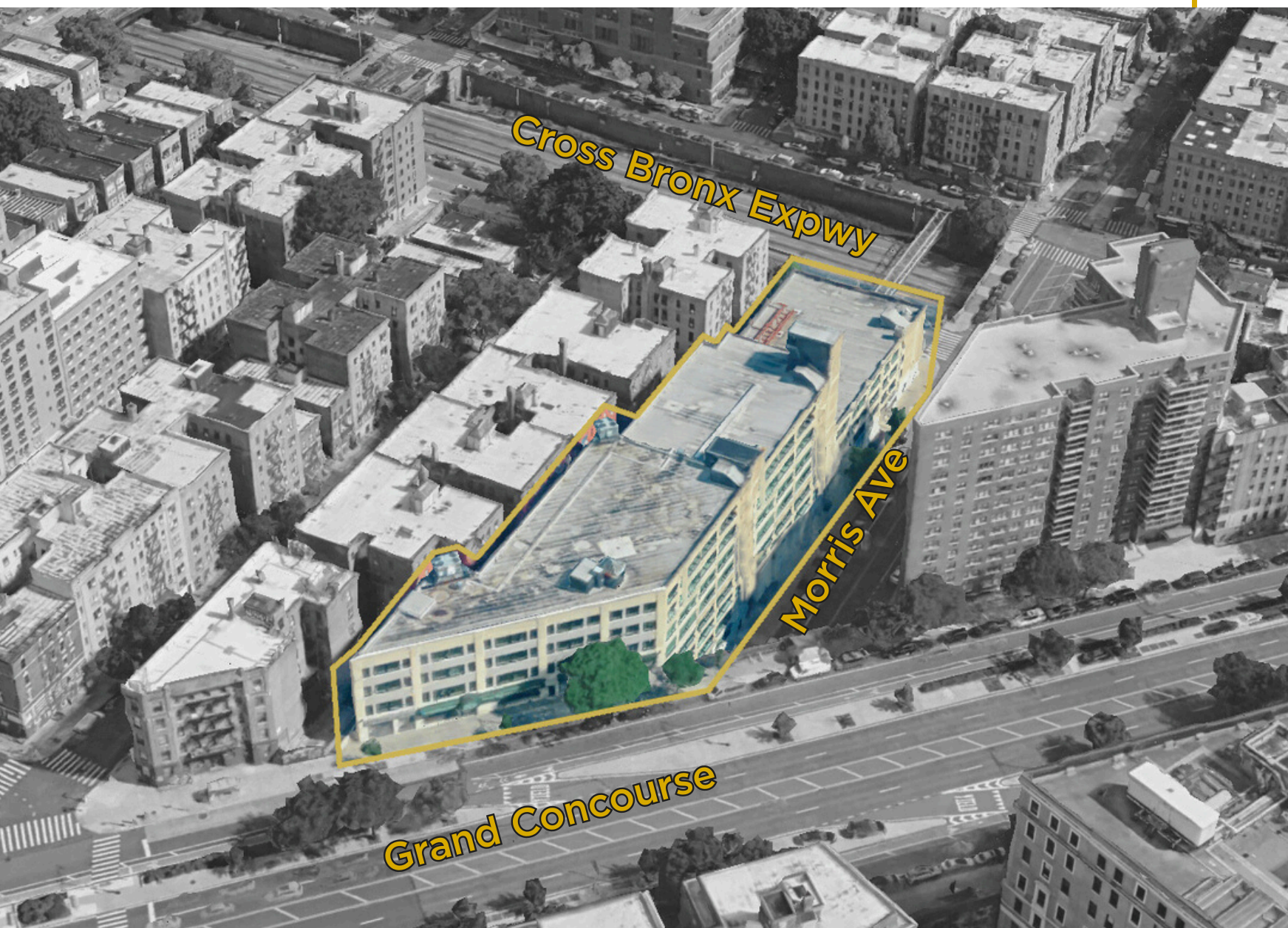
- HVAC
- Cooling tower and boiler providing 70 – 90 degree condenser water year-round to allow for Water Source Heat Pump (WSHP) installation



# ACCESS FROM EVERY ANGLE

Concourse Point occupies a distinctive site along the Grand Concourse, with dual orientation that enhances both visibility and access. The main entrance aligns with the Grand Concourse on the 4th floor, while the true ground level meets Morris Avenue below—creating a rare, multi-street presence.

The elevated position maximizes circulation, signage, and access, while the true lower level streamlines freight, cars, and traffic at a key Bronx crossroads.





# INFRASTRUCTURE IN ACTION ■

## ADA Entry

Compliant ramp

## Private Entrances

Dedicated entryways for  
public and staff access

## Public Transit

Subway at 174/175<sup>th</sup>  
Bus at 161<sup>st</sup> St/Sherman

## Freight Elevators

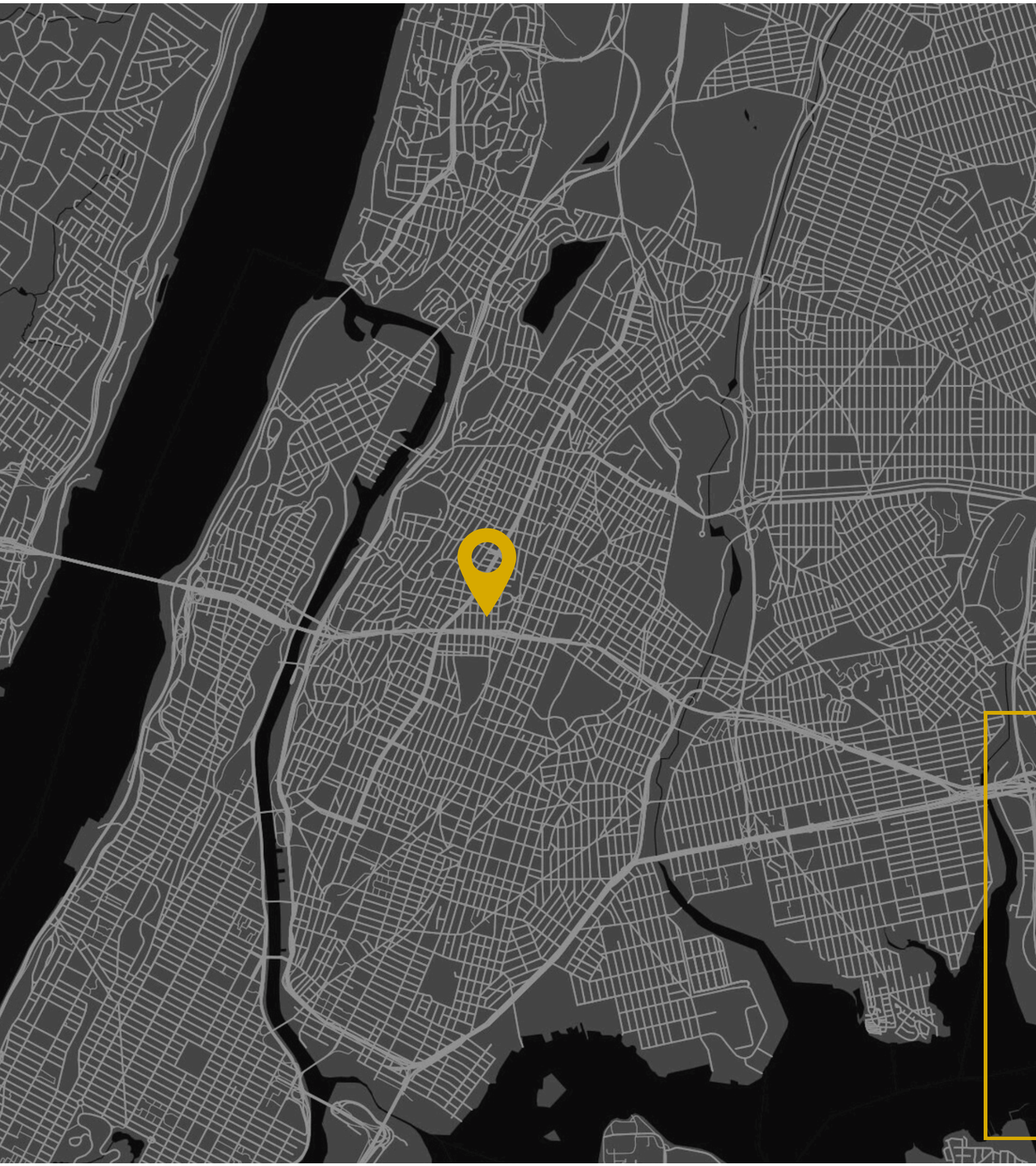
Located on Morris Avenue

## Parking Garage

58,000+ SF of parking space,  
with additional capacity available.







# WHERE COMMUNITY CONVERGES

Concourse Point stands at the crossroads of accessibility and opportunity, with direct access to multiple public transit options and major thoroughfares, including the Cross Bronx Expressway and I-95, ensuring seamless connectivity across the borough and beyond.

Situated on the historic Grand Concourse, Concourse Point is surrounded by a dense residential neighborhood and nearby anchors including BronxCare Health System, Lincoln Hospital, St. Barnabas Hospital, and Hostos Community College, placing tenants at the center of a vibrant healthcare, education, and civic hub.



**Subway**  
174-175<sup>th</sup> B/D Station



**Bus**  
E 161<sup>st</sup> St / Sherman Ave



**CitiBike**  
175<sup>th</sup> St/ Grand Concourse



Cross Bronx Expwy (I-95)  
Major Deegan Expwy (I-87)



**1-Mile Population**  
237,000



**Average Household Size**  
2.80



**Median Household Income**  
\$41,950



**WalkScore**  
92/100



# BUILD YOUR FOOTPRINT

The 7th and 8th floors of Concourse Point present a rare chance to create a true building within a building, offering a combined total of 42,000 sq ft of space.

Together, these full floors offer the scale and flexibility to design a space entirely around the needs of your organization.







# SPACES TO MAKE YOUR OWN



With two full floors of open, adaptable space, floors 7 & 8 at Concourse Point create a true blank canvas—ready for a complete build-out to meet the specialized needs of healthcare providers, government agencies, or educational institutions.

**21,000 RSF**

Per floor, up to 42,000 RSF combined

**25+ Windows**

Facing All Main Throughfares

**11'6"-12'6"**

Ceiling Heights

**20' Column Bays**

Approximate Column Bay Width



# A LOOK INSIDE

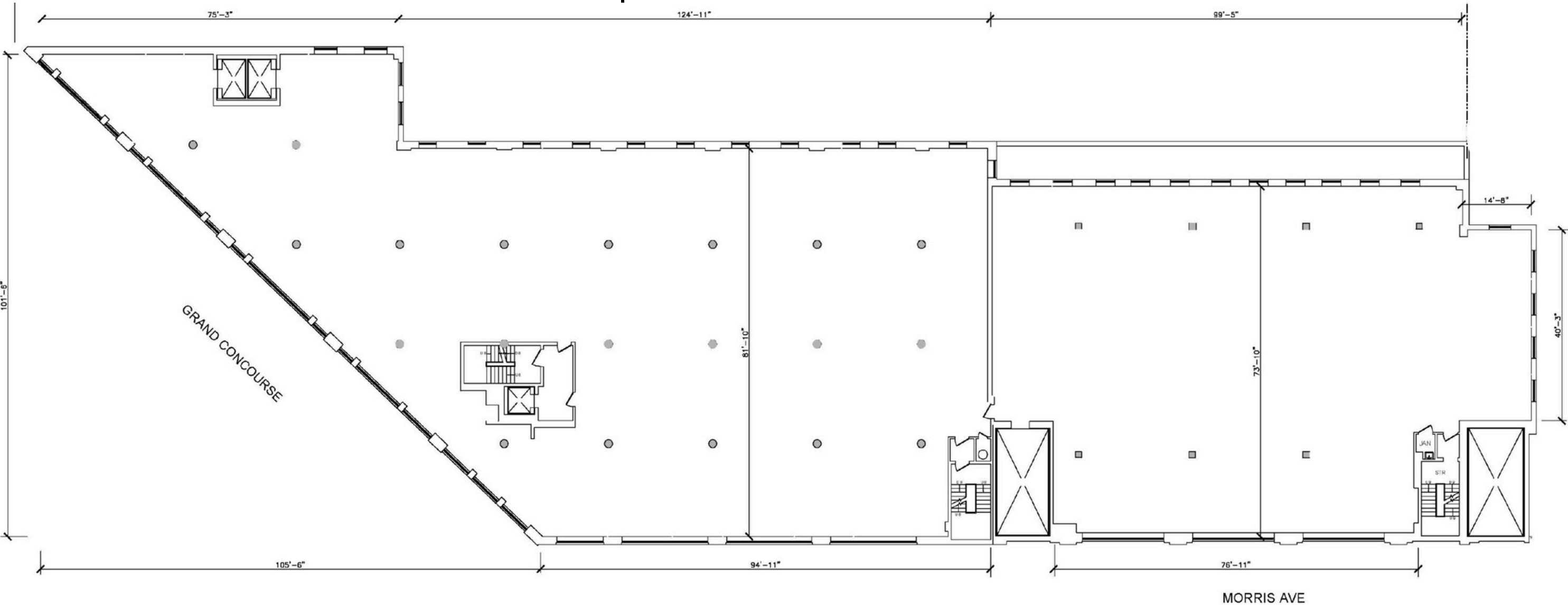




# FLOOR 7



The 7th floor delivers a full-floor plate with the scale and flexibility to accommodate a wide range of layouts. Its generous dimensions and efficient configuration make it well-suited for large program areas, open office concepts, or specialized facilities. Positioned within the heart of the building, the floor offers both convenience and adaptability for tenants seeking a practical foundation for their operations.

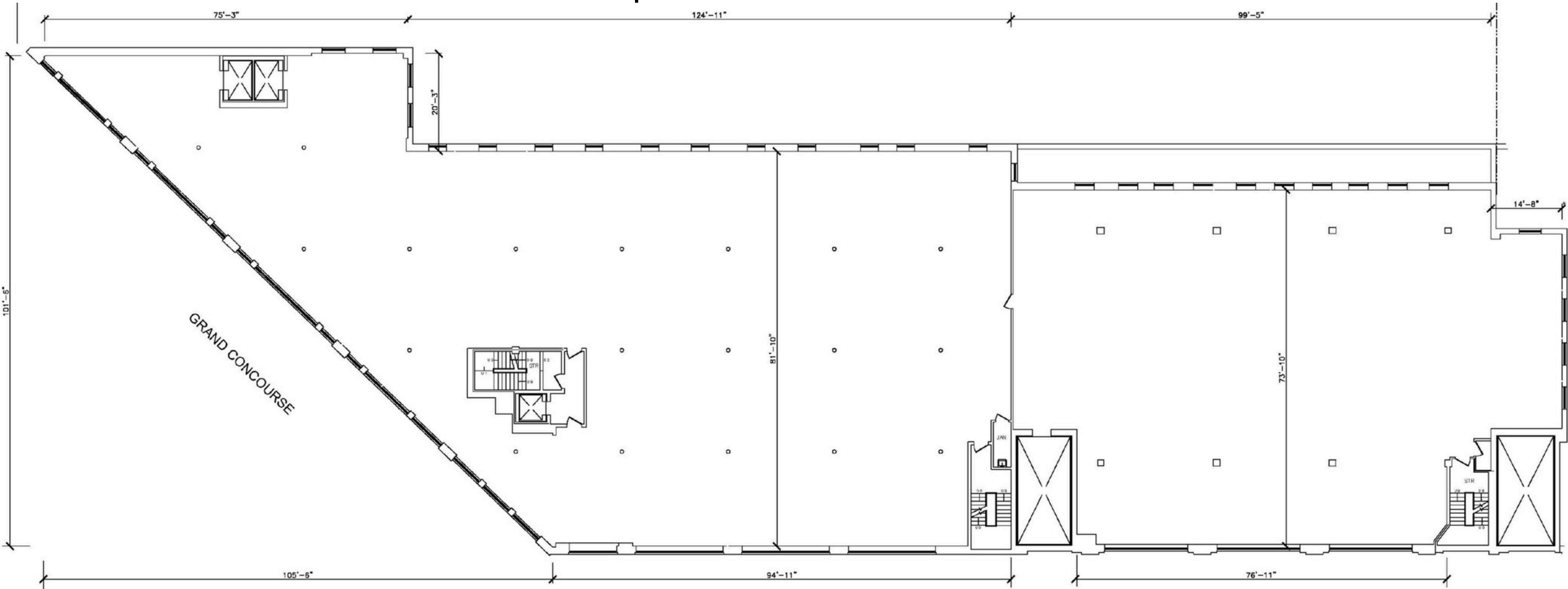




# FLOOR 8



The 8th floor crowns the building with a full-floor opportunity that combines privacy and presence. Positioned above the bustle of the Grand Concourse, it offers quiet, uninterrupted space with sweeping views across the Bronx. Its elevated location is well-suited for executive offices, specialized program areas, or academic and training uses that benefit from a distinct, self-contained setting.





**GOLDFARB**

## ABOUT GOLDFARB

# A LEGACY OF OWNERSHIP & A COMMITMENT TO THE BRONX

Concourse Point has been proudly owned and managed by Goldfarb Properties since the early 1980s. For over 70 years, Goldfarb has built a reputation for stability, stewardship, and long-term investment in New York real estate.

Today, Goldfarb is one of the largest private owners of residential and commercial buildings in the Bronx. This strong presence gives them a deep understanding of the borough's needs and the opportunity to support its continued growth.

With decades of experience, modern technology, and responsive service, we create reliable, well-operated spaces where businesses can thrive.

**GOLDFARB PROPERTIES HQ**

Serving the Region from New Rochelle





# CONNECT WITH OUR TEAM

Concourse Point is ready to welcome your vision.

Whether you're seeking a large footprint or flexible office space, our team can provide details on availability, pricing, and tours.

Let's connect to discuss how your organization can thrive here.



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