

GOLDFARB



FLEXIBLE OFFICE & COMMERCIAL SPACE FOR LEASE

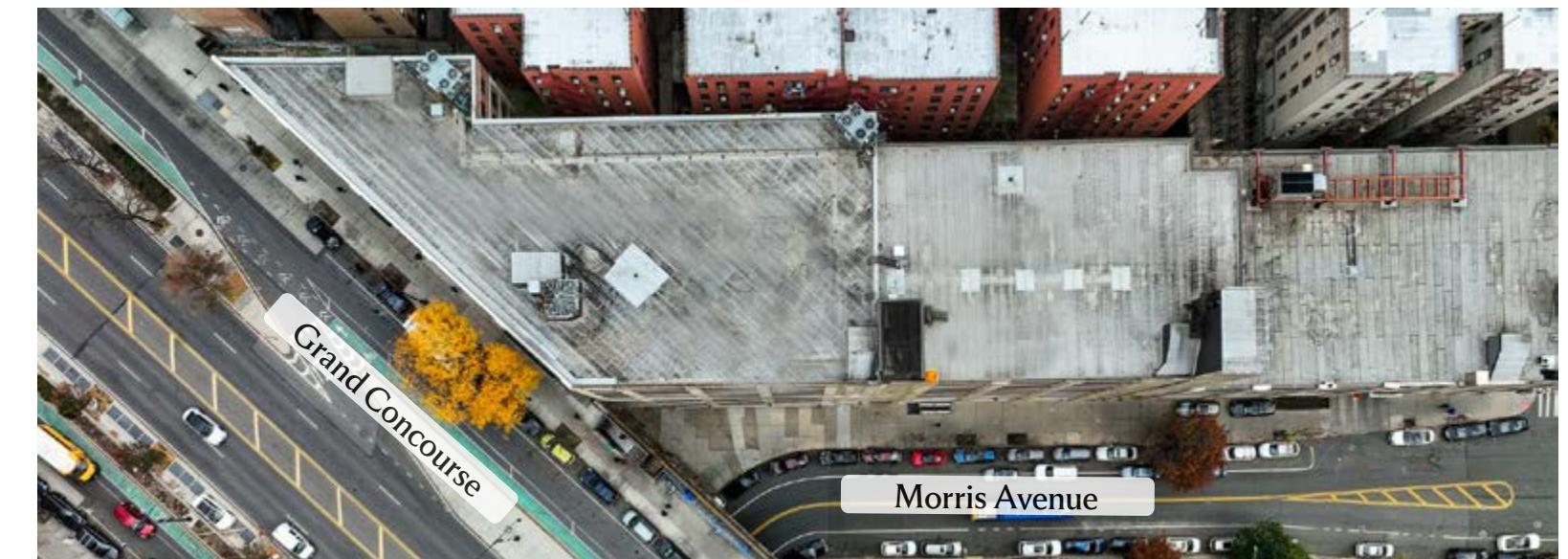
CONCOURSE POINT

1780 & 1790 Grand Concourse
Bronx, NY 10457

Designed for Efficiency, Access, and Convenience

Concourse Point offers a rare opportunity for organizations seeking a large, adaptable footprint on the Grand Concourse—one of the Bronx's busiest thoroughfares. With subway access directly outside the building, Concourse Point is ideal for tenants that require visibility, accessibility, and functional spaces in a uniquely customizable footprint.

The property's dual-frontage offers entrances on both the Grand Concourse and Morris Avenue, allowing for efficient access. Concourse Point's strategic, high-exposure location is built to adapt to your needs to support your goals exactly where the people you serve live.



Opportunities Across Every Floor

FLOOR	RENTABLE SF	DATE AVAILABLE
8TH	21,920 RSF	Available Now
7TH	21,920 RSF	Available Now
6TH	21,920 RSF	Possession Arranged
5TH	21,920 RSF	Possession Arranged
4TH	30,801 RSF	Possession Arranged
3RD	33,921 RSF	Possession Arranged
2ND	3,921 RSF	Possession Arranged
1ST	30,667 RSF	Possession Arranged
C	28,887 RSF	Possession Arranged



ADA Entry
Compliant ramp

Dual Entrances
Dedicated entryways for
public and staff access

Signage Opportunities
High-visibility exposure
on the Grand Concourse

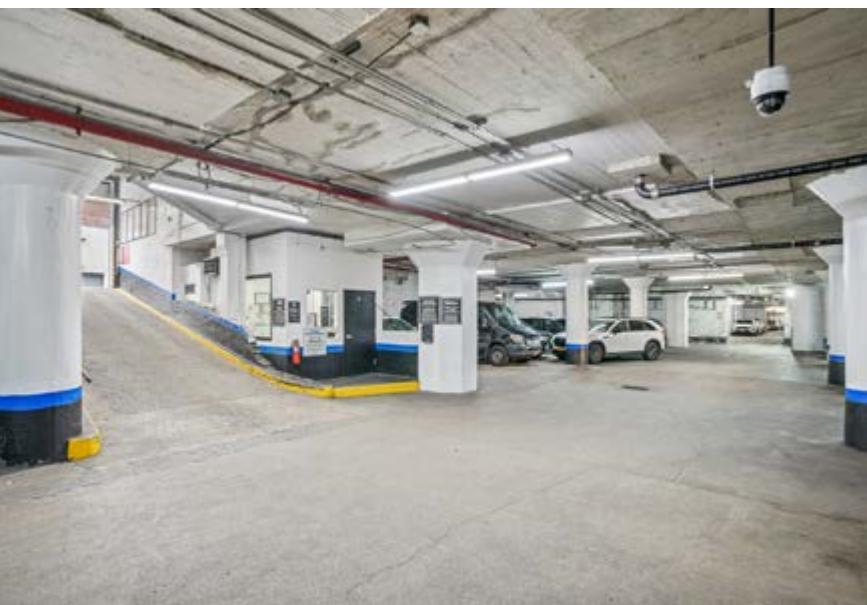
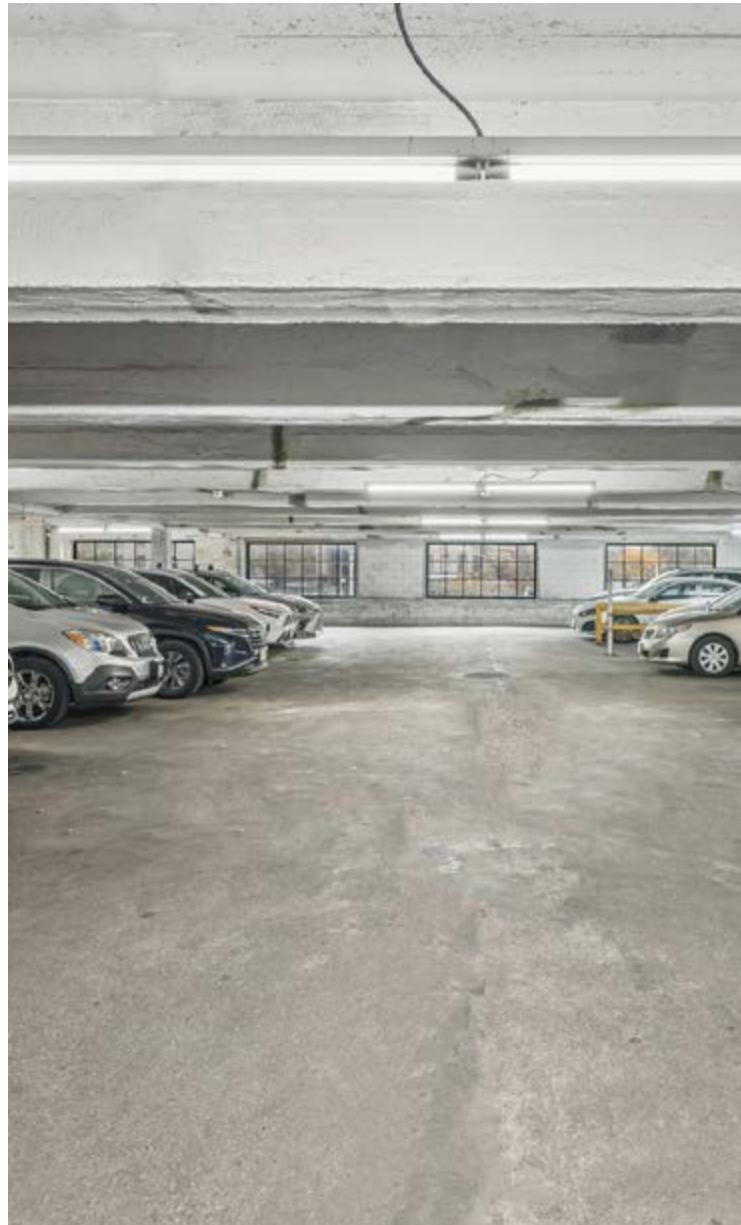
Freight Elevators
Up to 10,000 lbs

Garage
Covered parking with
additional available





Building Systems, Structure, & Support



Building Size	241,111 SF
Building Height	94 feet / 8 floors
Ceiling Heights	10'6"-12'6"
HVAC	Cooling tower and boiler, providing 70-90° condenser water year-round
Telecom	High-speed Crown Castle fiber internet
Fire Protection	24/7 monitored fire alarm system
Access	24/7 building access, on-site security cameras
Elevators	3 passenger (3,850 lbs), 2 freight (10,000 lbs)
Parking	58,000+ SF covered garage
Signage Opportunities	Exterior visibility on Grand Concourse and Morris Avenue

Access From Every Angle

Concourse Point occupies a distinctive site along the Grand Concourse, with dual orientation that enhances both visibility and access.

Grand Concourse

- 3 Public entrances
- ADA-compliant ramp

Morris Avenue

- 1 Public entrance
- 2 Freight elevators
- Parking garage entrance



Where Community Converges

Concourse Point sits at the intersection of accessibility and opportunity. With direct access to multiple transit options and major roadways, tenants can connect with the entire borough efficiently.

The building is surrounded by a dense residential neighborhood, creating a hub for service-based industries.

Neighborhood Stats

 **WalkScore**
92 / 100

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

 **Population**
237,000

 **Average Household Size**
2.8

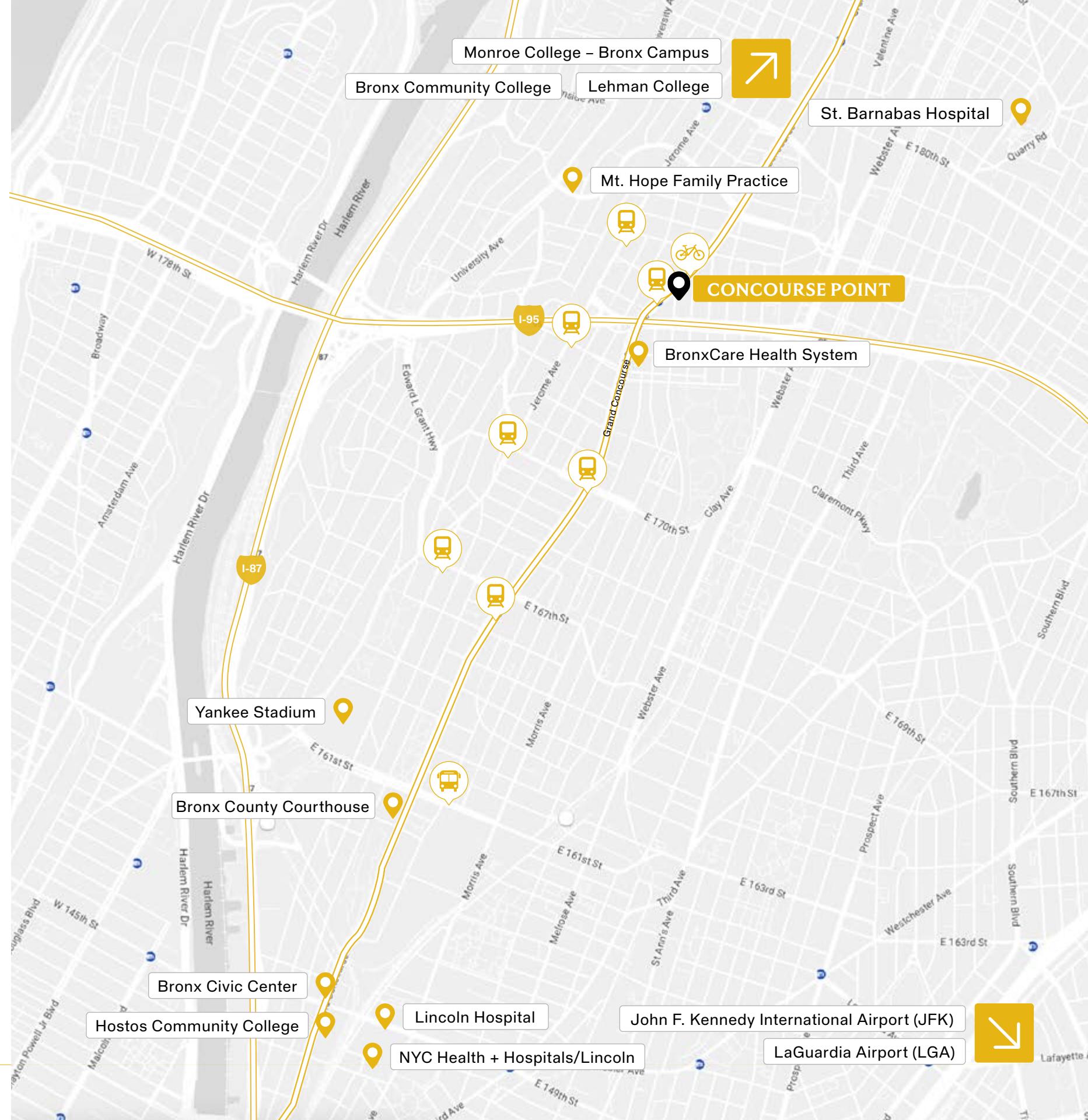
Transit and Access

 **Subway**
174-175th St (B/D)
Burnside Avenue (4)

 **CitiBike**
175th St / Grand Concourse

 **Bus**
E 161st St /
Sherman Ave

 **Expressways**
Cross Bronx (I-95)
Major Deegan (I-87)

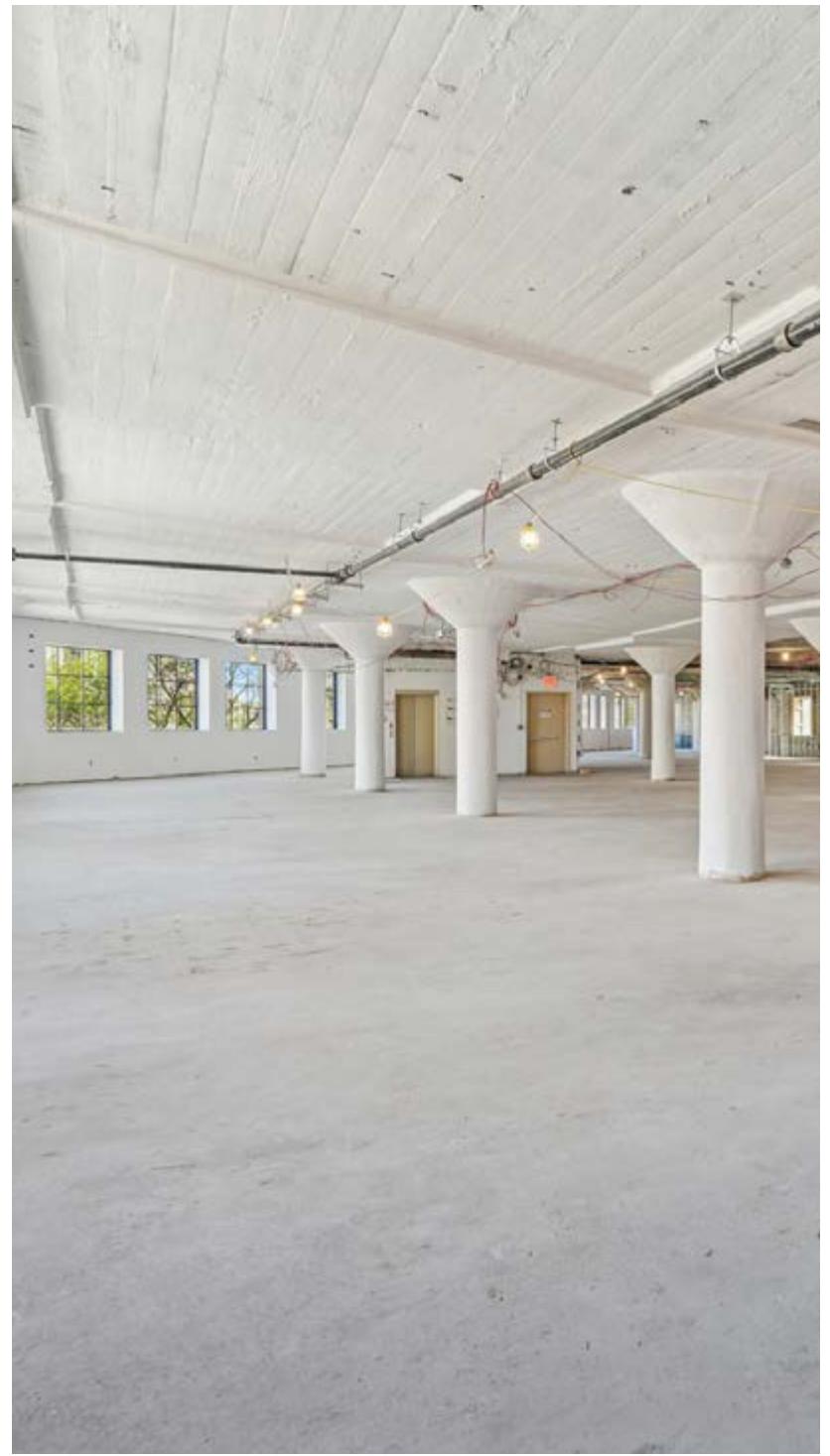


Full-Floor Flexibility

With immediate availability, floors 7 & 8 offer a quiet, uninterrupted space above the Grand Concourse, ready for custom build-outs suited to your organization's needs.

Highlights

Ceiling Heights	11'6"-12'6"
Column Bays	20' approximate width
Floor Size	21,000 RSF per floor, up to 42,000 RSF combined
Natural Light	25+ windows facing main thoroughfares
Flexibility	Open layout supports custom build-outs
Access	Dedicated private lobby and elevators





Spaces That Support Care

Concourse Point provides a flexible platform for healthcare operations, including outpatient clinics, specialty practices, and administrative offices. Large floorplates support efficient exam, treatment, and staff layouts, while robust building systems accommodate modern medical technology and evolving operational needs.

Located along the Grand Concourse with strong transit connectivity and on-site parking, Concourse Point is an ideal environment to establish or expand a long-term healthcare presence.

Highlights

Robust HVAC systems and ADA-compliant design support the demands of patient care.

Direct freight access allows for easy movement of equipment.

Proximity to BronxCare Health System, Lincoln Hospital, and St. Barnabas Hospital creates natural synergy within the borough's existing healthcare network.

Ample parking and transit connections ensure convenience for patients and staff.



7th Floor Concept



8th Floor Concept



Built for Public Purpose

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

The building's scale, circulation, and infrastructure allow agencies to plan efficiently—whether consolidating departments, delivering public-facing services, or supporting internal operations. Flexible floorplates, secure zoning potential, and back-of-house functionality enable spaces that work as intended, from intake to administration.

Highlights

Layouts allow separation of public service areas, staff workspaces, secure records, and restricted operations.

Freight elevators, storage capacity, and back-of-house access accommodate equipment, files, and logistical needs.

ADA-compliant entry, multiple public entrances, and immediate access to subway and bus lines ensure ease of access for staff and visitors.

Entrances on both the Grand Concourse and Morris Avenue allow for flexible access planning and operational separation.



7th Floor Concept



8th Floor Concept



A Foundation for Learning

Concourse Point provides a flexible platform for academic uses including charter schools, higher education institutions, and training facilities. Large floorplates support efficient classroom and administrative layouts, while robust building systems accommodate modern technology and evolving instructional needs.

Located along the Grand Concourse with strong transit connectivity and on-site parking, Concourse Point is an ideal environment to establish or expand a long-term educational presence.

Highlights

Full floors support efficient planning for classrooms, administrative offices, faculty space, and shared student areas.

Robust HVAC, electrical capacity, and telecom infrastructure support modern learning environments and evolving program needs.

Building systems accommodate high-volume traffic, with additional expansion opportunities for improved circulation.

Located on the Grand Concourse with multiple subway and bus lines nearby, complemented by a large covered parking garage for staff, faculty, and visitors.



7th Floor Concept



8th Floor Concept

Connect with Our Team

Bring Your Vision to Concourse Point

Concourse Point is ready to welcome your organization. Whether you need a large footprint or flexible, adaptable space, our team can provide additional details.

Ashley Sockol
Commercial Leasing Manager

- ✉ commercial@goldprop.com
- ☎ (646) 461-6064
- 🌐 goldprop.com/commercial





Goldfarb Properties HQ

GOLDFARB

About Goldfarb

A Legacy of Ownership & Commitment to the Bronx

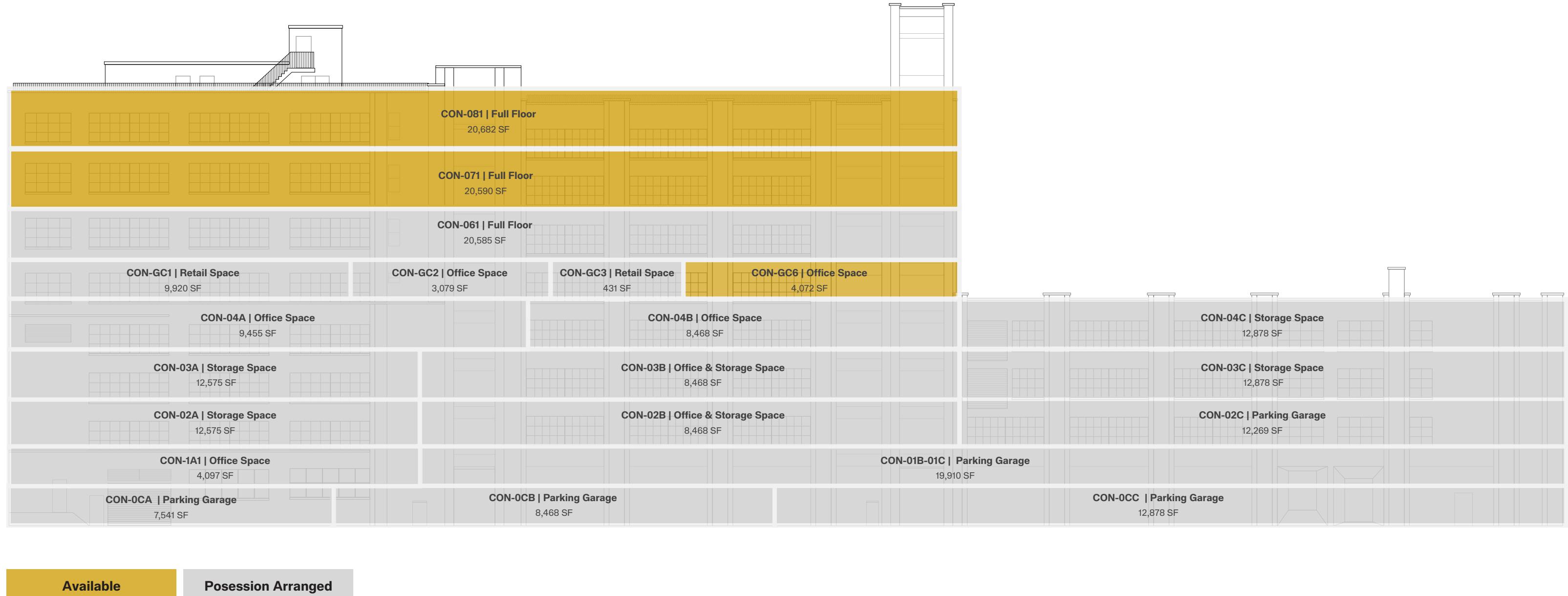
Concourse Point has been proudly owned and managed by Goldfarb Properties since the early 1980s. With over 70 years of experience in New York real estate, Goldfarb is one of the largest private owners of residential and commercial buildings in the Bronx.

This enduring presence enables Goldfarb to provide reliable, well-operated spaces where businesses can thrive. Modern technology, responsive service, and a deep understanding of the borough's needs combine to support both tenants and the community.

ADDENDUM

Additional Media & Floorplans

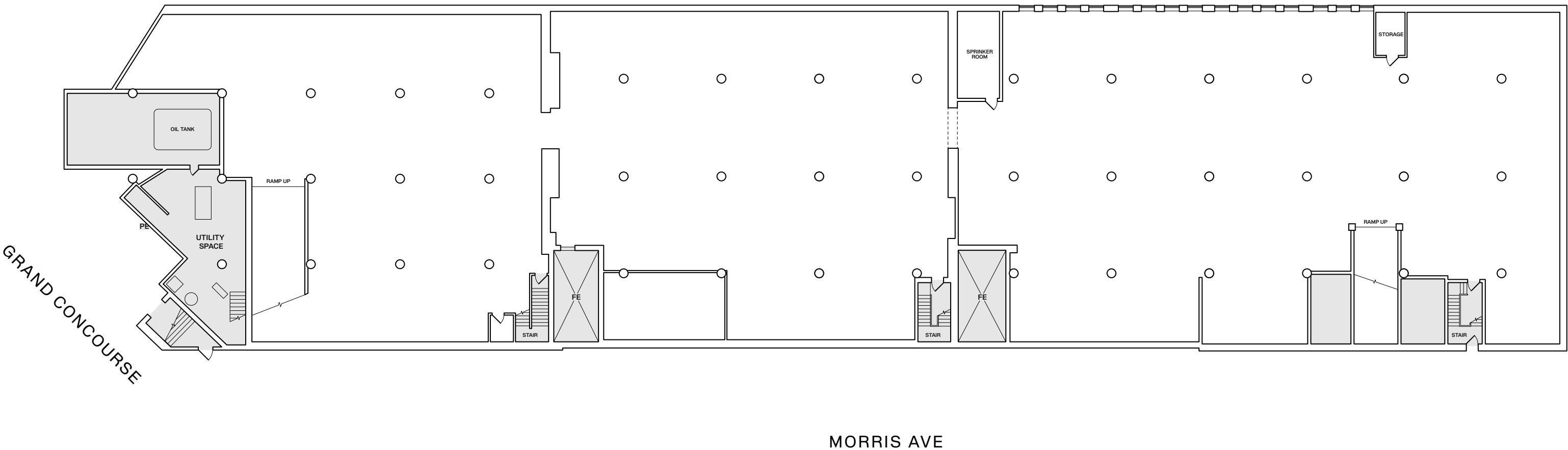
Availability & Stacking Plan



Floor C

Appx: 28,887 RSF

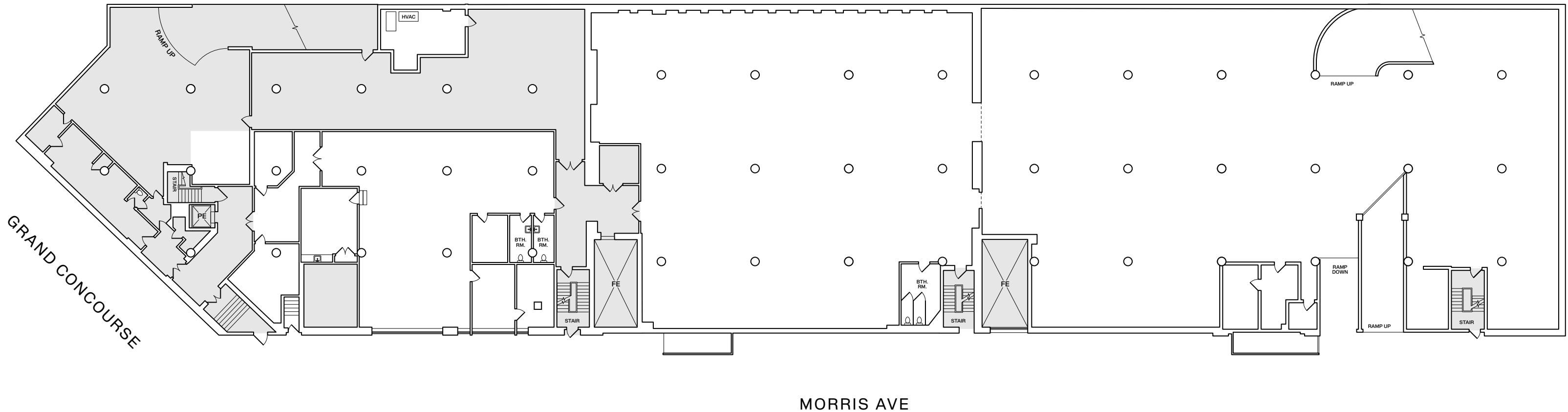
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Floor 1

Appx: 30,667 RSF

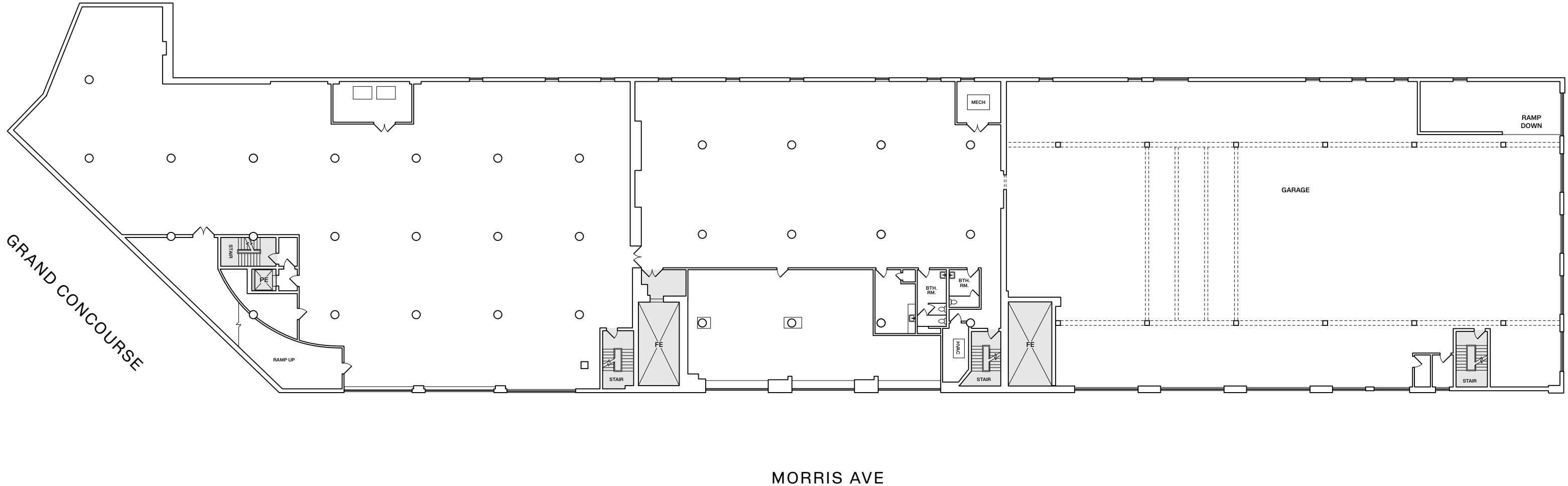
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Floor 2

Appx: 33,921 RSF

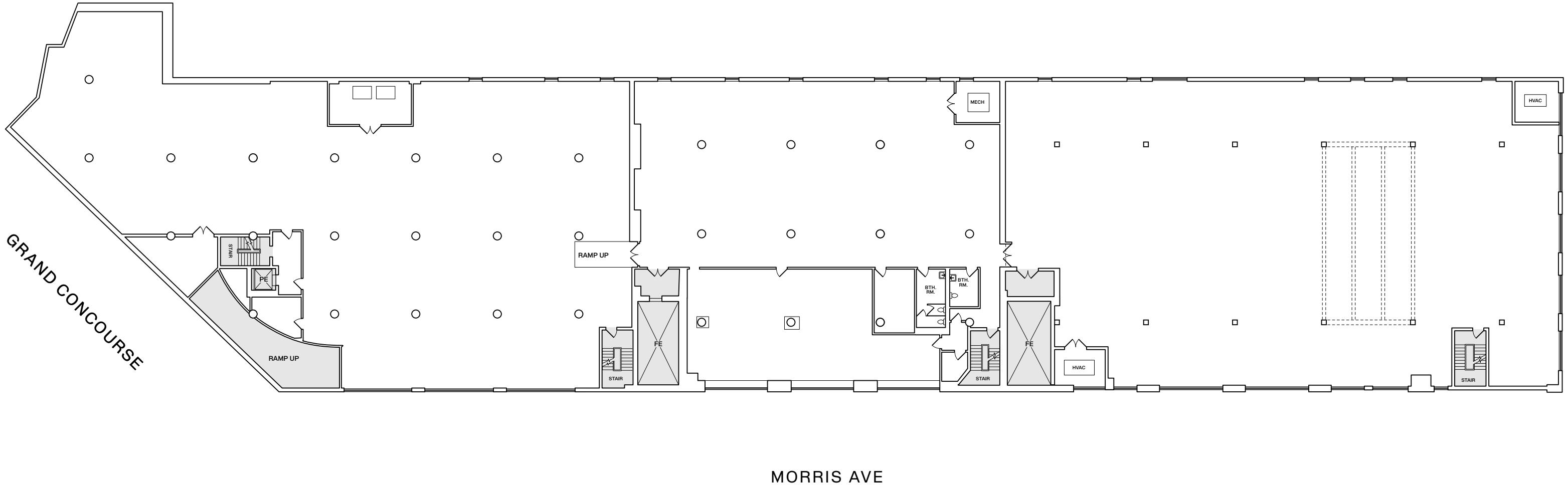
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Floor 3

Appx: 33,921 RSF

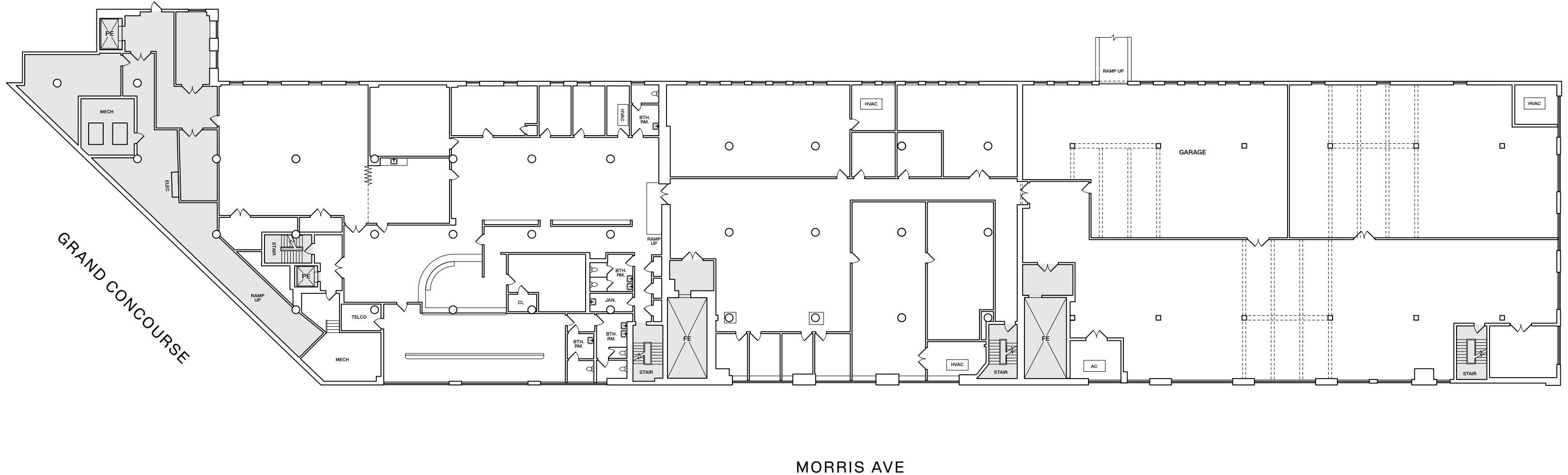
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Floor 4

Appx: 30,801 RSF

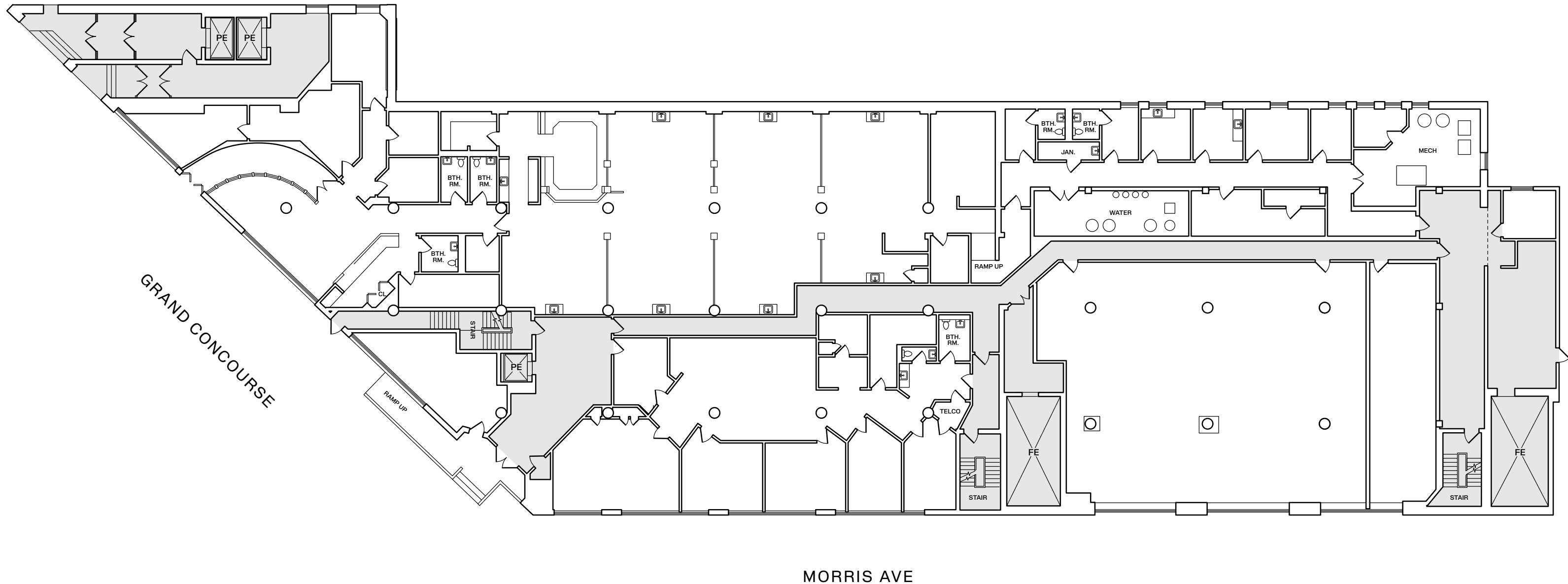
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Floor 5

Appx: 21,920 RSF

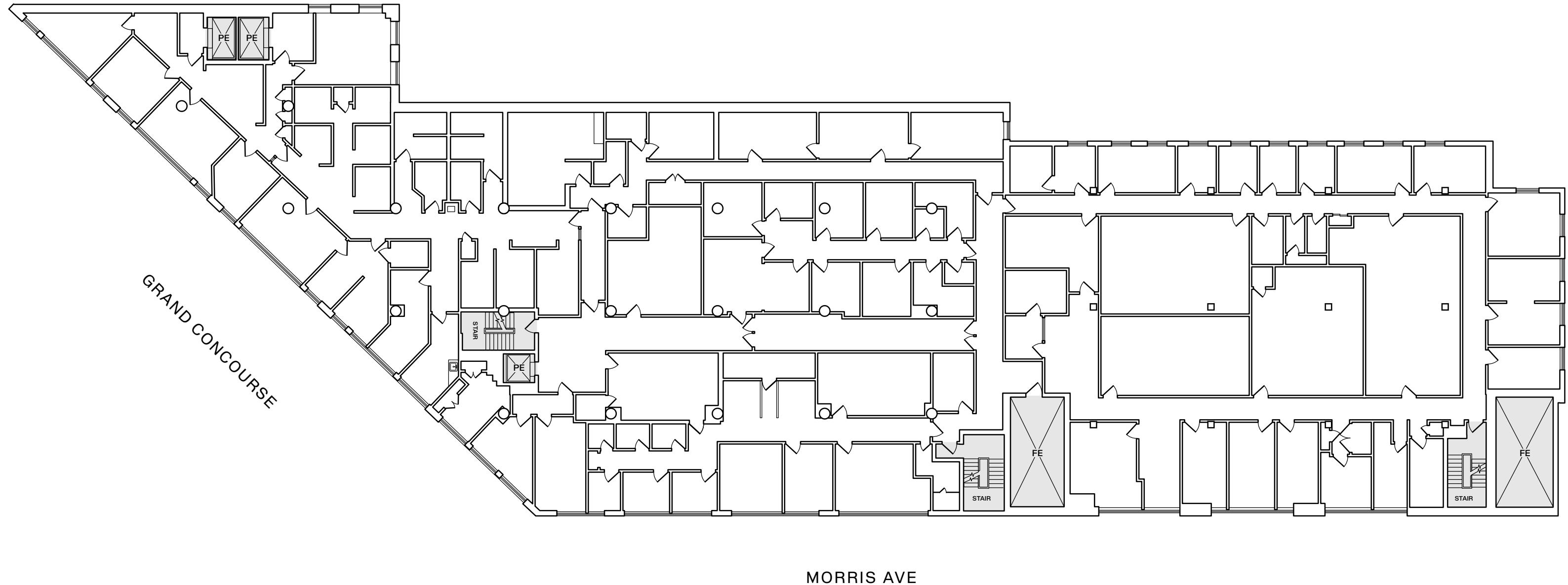
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Floor 6

Appx: 21,920 RSF

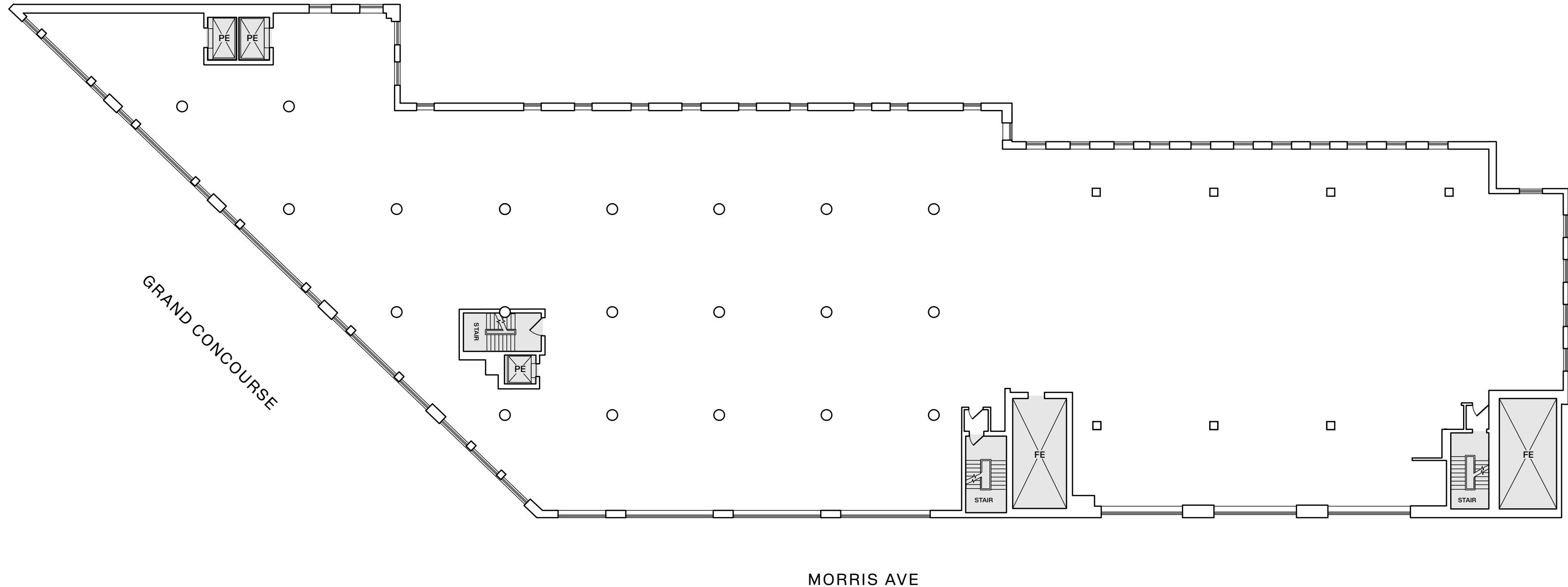
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Floor 7

Appx: 21,920 RSF

◀ N



Floor 8

Appx: 21,920 RSF

◀ N

