

181st & BROADWAY

4261 BROADWAY



SLCE Architects

As exclusive agents, we are pleased to present:



4261 BROADWAY

Located at the Northwest corner of 181st Street

Approximate Size:

- 15,325 sq. ft. - Ground (corner)
- 21,845 sq. ft. - Ground (Broadway)
- 13,771 sq. ft. - Second Floor
- 10,001 sq. ft. - Third Floor
- 8,547 sq. ft. - Lower Level

Possession:

Arranged

Comments:

- Reasonable divisions considered
- Prominent Washington Heights corner location
- Close proximity to the 181st Street subway lines (1, A)
- Heavy pedestrian foot traffic
- 2 blocks from the GWB Bus Terminal: In 2012, 4.7 million passengers on 327,000 bus trips passed through the terminal.

Asking Rent:

Upon request

Neighbors Include:

Marshall's, Buffalo Wild Wings, The Vitamin Shoppe, The Gap, AT&T, Blink Fitness, Planet Fitness, Footlocker, McDonald's, Key Food, Modell's, Children's Place, Fabco Shoes and Chase

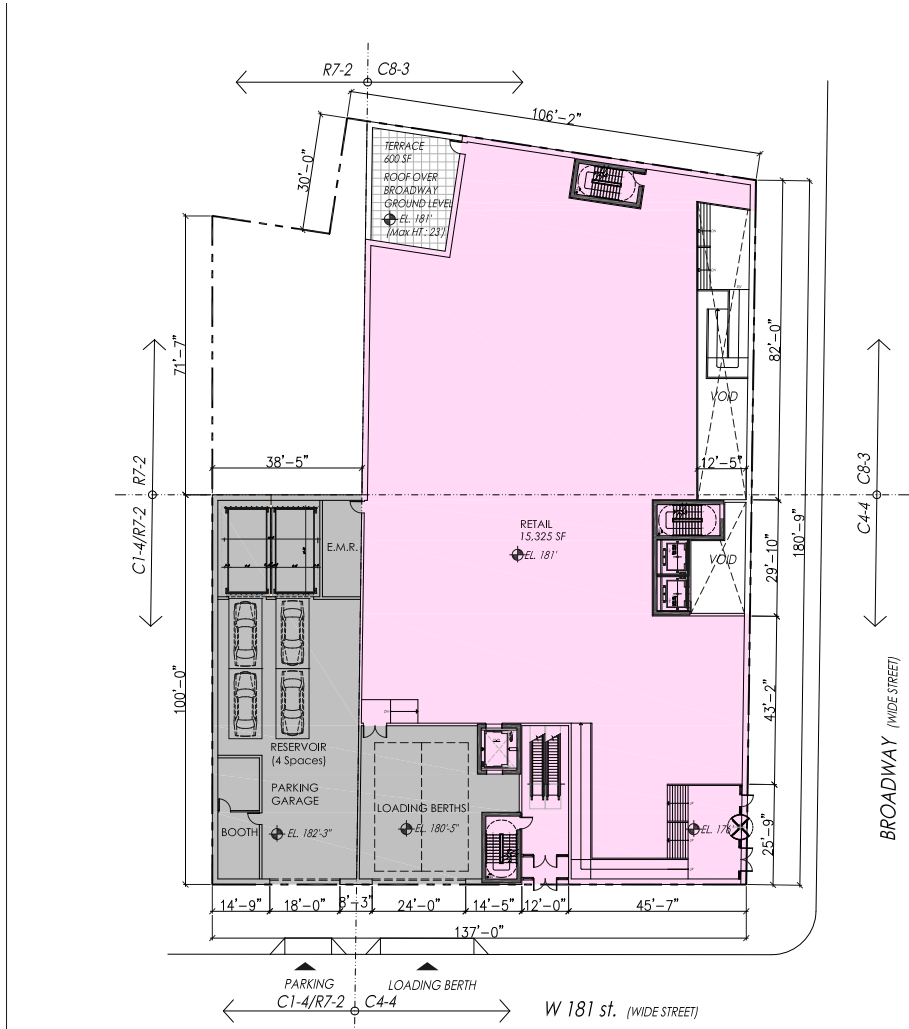
For more information, contact:

Cory G. Zelnic 212.223.2200 or cory@zelnicco.com

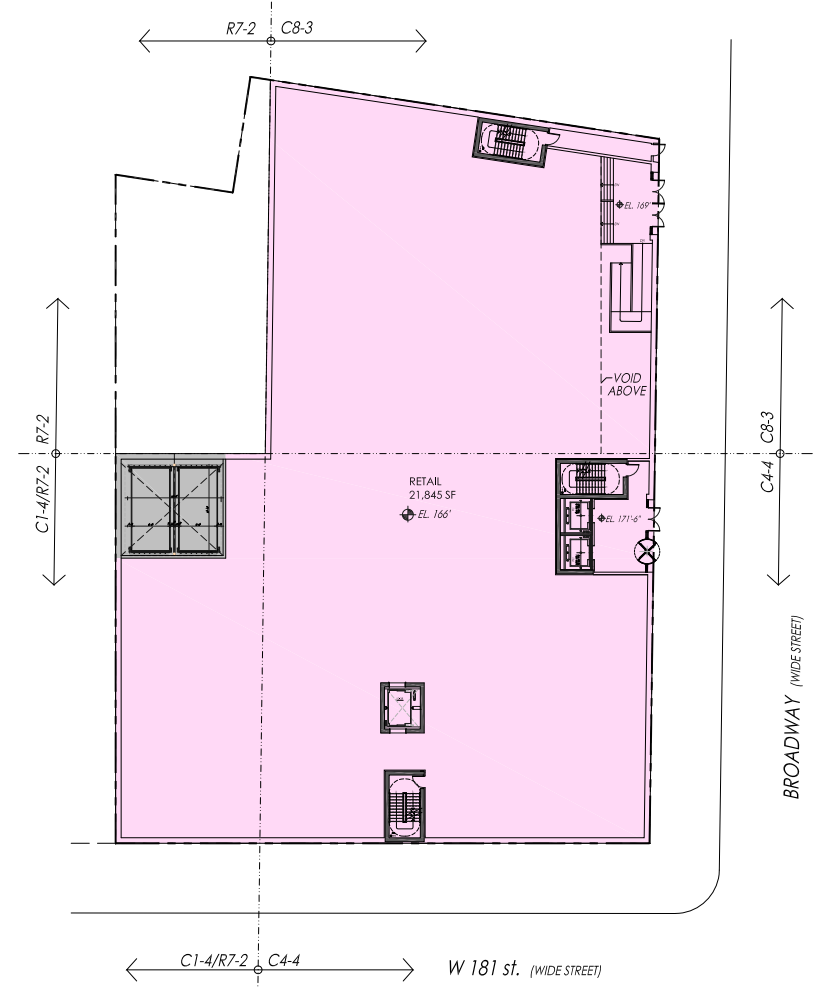
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Corner Ground Floor



Broadway Ground Floor

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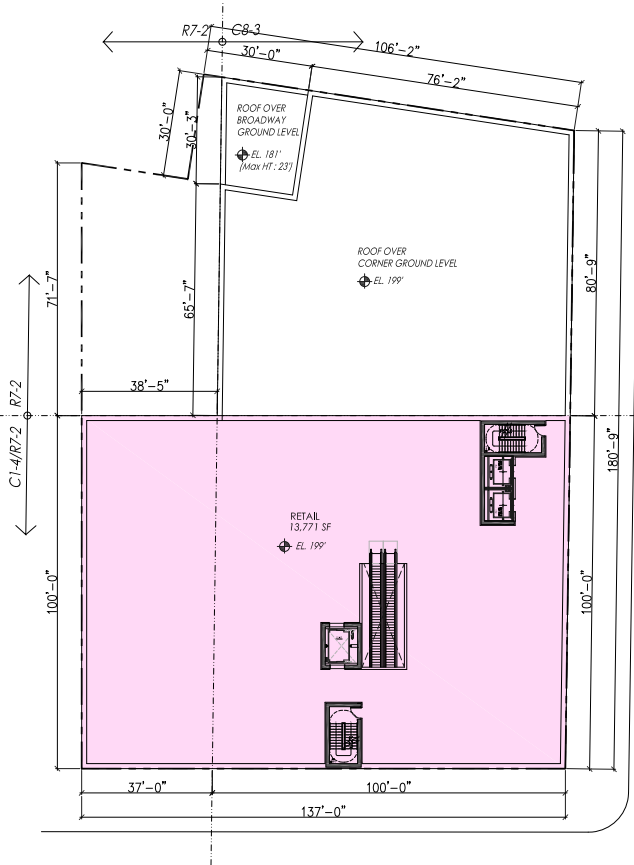
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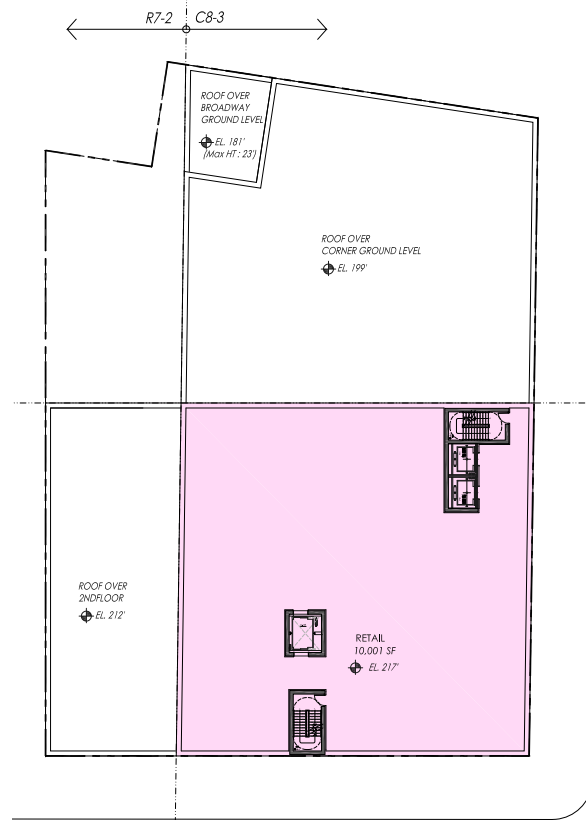
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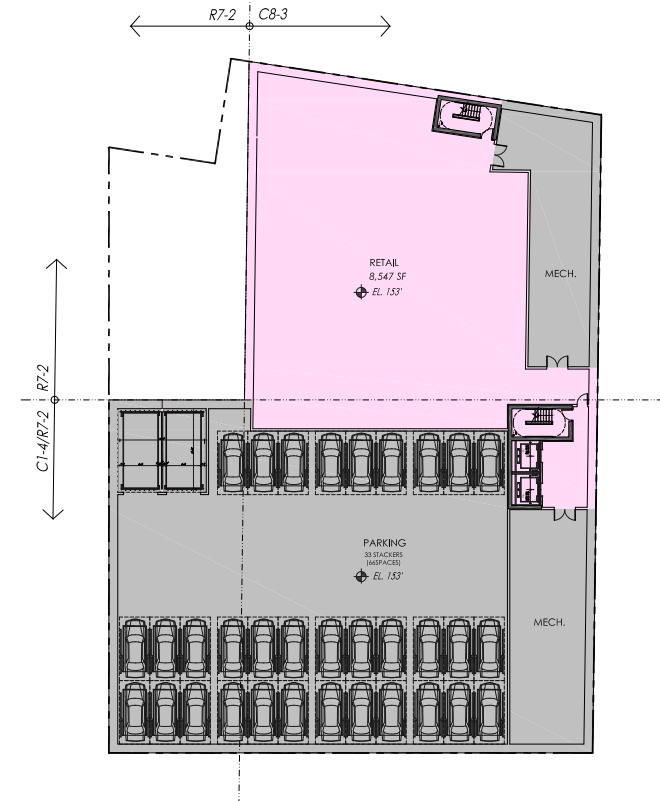
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Second Floor



Third Floor



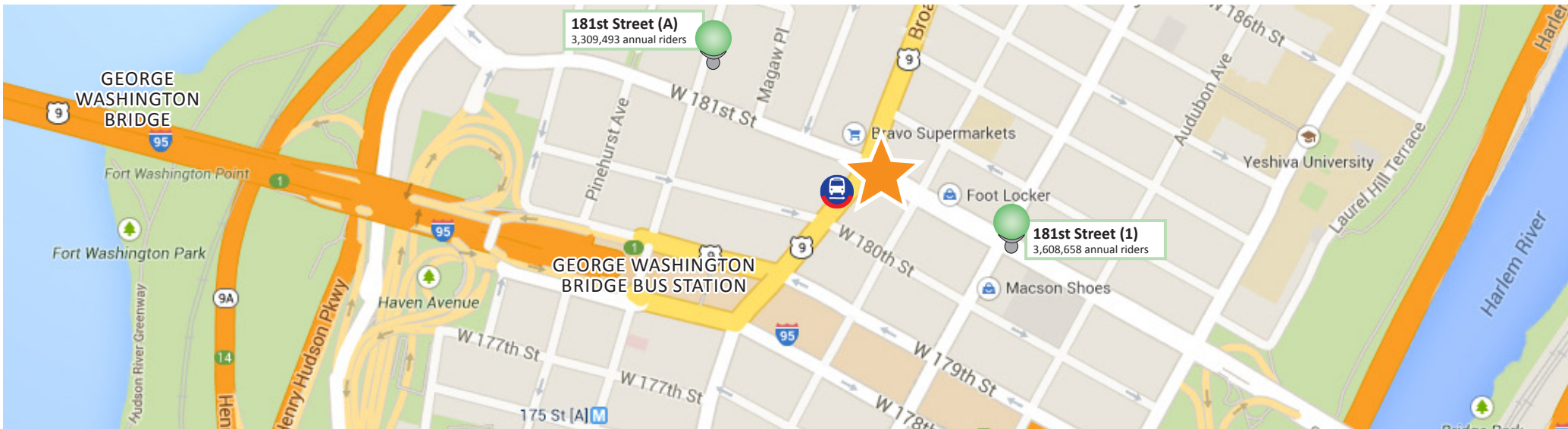
Lower Level

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The 181st Street corridor is a busy retail street that provides connections to the Washington Bridge, I-95 and Harlem River Drive in the east and Riverside Drive and the Henry Hudson Parkway in the west. The corridor is characterized by mixed land use including retail, institutional and high density residential. 181st Street is served by subway stations along the 1 and A lines and sees a large volume of bus traffic by the M100, Bx7 and Bx36 bus routes connecting the Bronx and Manhattan. Drawn by the retail and transit concentration, pedestrian volumes are also very high along the corridor.

Source: <http://nyc.gov>

- The Annual Average Daily Traffic for the intersection of Broadway & 181st Street is **8,890 people** (2011)
- In 2012, 4.7 million passengers on 327,000 bus trips passed through the terminal.

BUS RIDERSHIP:

Bx7 - 4,553,984 annual riders (2013)
 Bx35 - 5,589,419 annual riders (2013)
 M100 - 5,120,631 annual riders (2013)

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4261 BROADWAY AT A GLANCE

FLOOR	SF
LOWER LEVEL	8,547 SF
BROADWAY GROUND LEVEL	21,845 SF
CORNER GROUND LEVEL	15,325 SF
2ND FLOOR	13,771 SF
3RD FLOOR	10,001 SF
TOTAL	69,489 SF



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