

FOR LEASE

1536 PLIMPTON AVENUE

Ground Floor + Basement · Highbridge, Bronx, NY 10452

\$3,900 / MO

\$46.80 / SF / YR · 1,326 SF Total · Available Now

BEFORE



AFTER — STOREFRONT / EXTERIOR



1536 PLIMPTON AVE — STOREFRONT / EXTERIOR · AFTER IMAGE IS A CONCEPT RENDER*

THE OPPORTUNITY

Former doctor's office available for lease with existing doctor's office equipment in place. This space is ideal for medical, office, and salon suite users — a turnkey opportunity for a practitioner, professional tenant, or beauty operator looking to open quickly in Highbridge.

HIGHLIGHTS

- 1,000 SF ground floor
- 326 SF basement included
- 9' ceilings — ground floor
- 7' ceilings — basement
- 3 medical rooms
- 1 office room
- 1 storage room
- Reception booth
- 1 ADA-compliant bathroom
- Existing medical equipment
- Water submetered
- Con Edison direct
- No gas in building

LOCATION OVERVIEW

This space is located in the Highbridge section of the Bronx, right off of University Avenue and next to the University Avenue retail shopping area.

TRANSPORTATION

- Subway 4 train
- Bus Bx13 · Bx3
- Nearby University Ave retail corridor

SPACE DETAILS	
FLOOR	Ground + Basement
GROUND FLOOR	1,000 SF
BASEMENT	326 SF
TOTAL SIZE	1,326 SF
ASKING RENT	\$3,900 / MO
ANNUAL BASE	\$46,800 / YR
RATE	\$46.80 / SF / YR
TERM	Negotiable
OCCUPANCY	Immediate
USES	Medical / Office / Salon

BUILD-OUT & SYSTEMS	
ROOMS	3 Medical · 1 Office · 1 Storage
RECEPTION	Booth
BATHROOM	1 — ADA compliant
CEILINGS	9' ground / 7' basement
EQUIPMENT	Existing, in place
ELECTRIC	Con Ed direct
WATER / GAS	Submetered / no gas

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* Virtual staging renders — illustrative only

All information is from sources deemed reliable but is not guaranteed and is subject to change, prior lease, or withdrawal without notice. Tenant to verify all dimensions, measurements, zoning, and permitted uses. Images marked "concept" are virtual staging renders and do not depict existing improvements or included furniture, fixtures, or equipment.

BEFORE & AFTER

SPACE POTENTIAL — CONCEPT RENDERERS

Medical, office, and salon suite build-out concepts shown against the existing space

BEFORE



RECEPTION & WAITING — MEDICAL CONCEPT*

AFTER — RECEPTION & WAITING



BEFORE



EXAM ROOM — MEDICAL CONCEPT*

AFTER — EXAM ROOM



BEFORE



STYLING STATIONS — SALON CONCEPT*

AFTER — STYLING STATIONS



BEFORE



COLOR BAR & SHAMPOO — SALON CONCEPT*

AFTER — COLOR BAR & SHAMPOO



BEFORE



PRIVATE SUITE — SALON CONCEPT*

AFTER — PRIVATE SUITE



— WHY THIS SPACE

- Turnkey former medical office — equipment in place
- Flexible for medical, professional office, or salon suites
- 1,000 SF ground floor with 9' ceilings plus 326 SF basement
- 3 medical rooms, private office, storage, reception booth
- ADA-compliant bathroom already built
- Steps from the University Ave retail corridor
- 4 train, Bx13 and Bx3 bus service nearby

Tour 347.334.2641

All "after" images are virtual staging renders created to illustrate potential build-out concepts. They do not depict existing improvements, furniture, fixtures, or equipment beyond the doctor's office equipment currently in place.