

Navi Times Commercial Real Estate

Unique opportunity to rent massive office space centrally located in densely populated Northern Manhattan neighborhood. (With optional 9+ car parking lot.)



2 Bennett Ave. Top Floor
near 181st and Broadway,

Washington Heights

Call Navi: 917.418.4725

- **Rent- \$17,800 monthly**
- **Approximately 9300 Sq.Ft.** (15' Ceilings) (Expandable to 13,600 Sq.Ft. with mezzanine and retails space.)

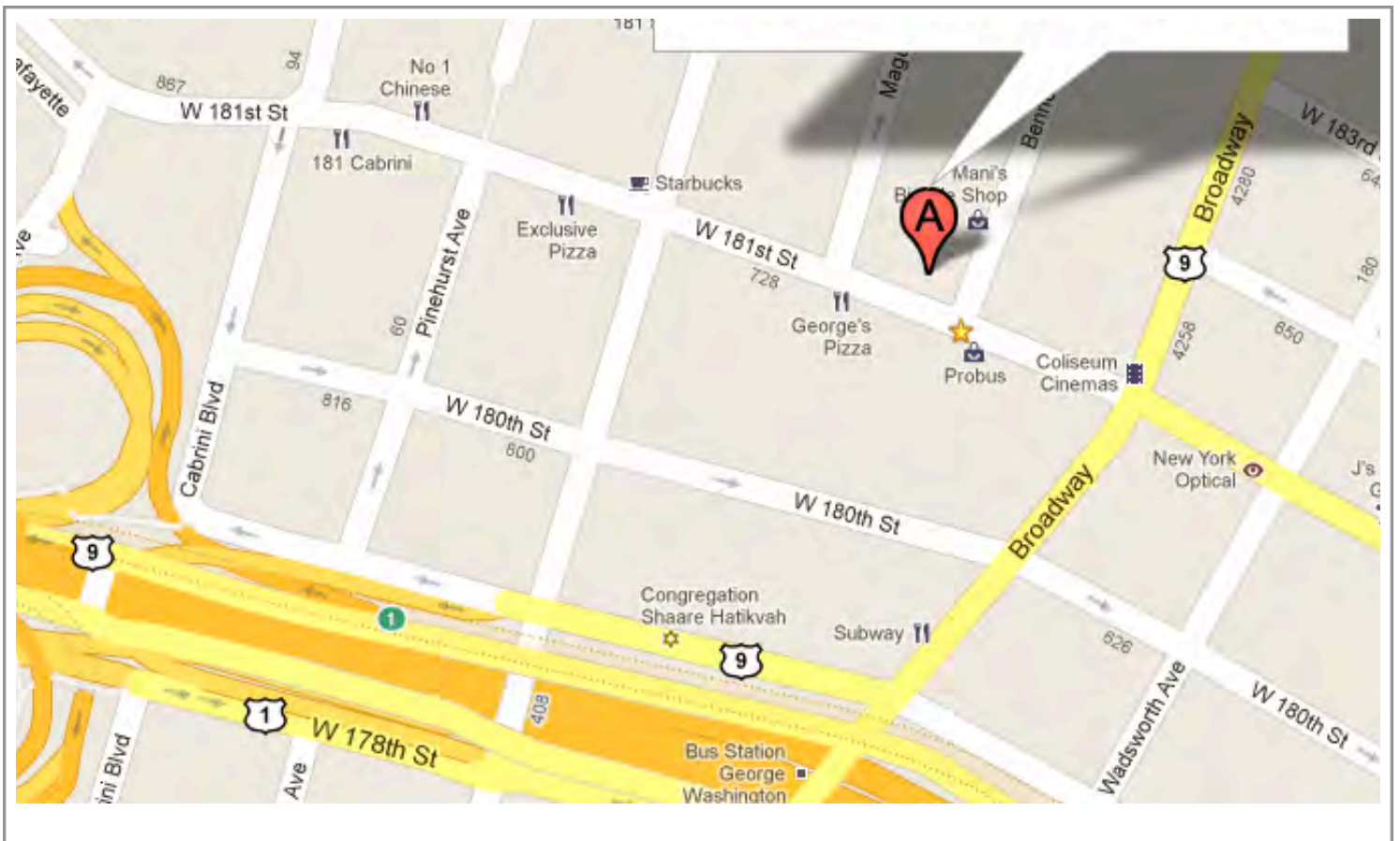
This Space is centrally located in a densely populated urban neighborhood. Currently it is divided into 4 major parts, you enter into a large reception area, the north side is a wide open space, the south side has executive offices with large windows and the middle has a huge computer switch board room which could be opened up and used as raw space. It has several existing bathrooms and the space has floor to ceiling windows which offer great light which leads to a productive work environment. The renovations are old and would need to be completely updated for a modern use. The Certificate of Occupancy shows that it has a 400 person maximum. The optional 9+ car parking lot is located just across the street with private gate.

Steps from A express subway & one minute to the 1 & 9 subway, all Uptown / Downtown Buses stop on Broadway, Crosstown buses into the bronx and 3 minute walk to the Port Authority George Washington Bridge Bus Station. The proximity to the George Washington Bridge, Henry Hudson Parkway, Harlem River Drive Make this an excellent destination or showroom location.

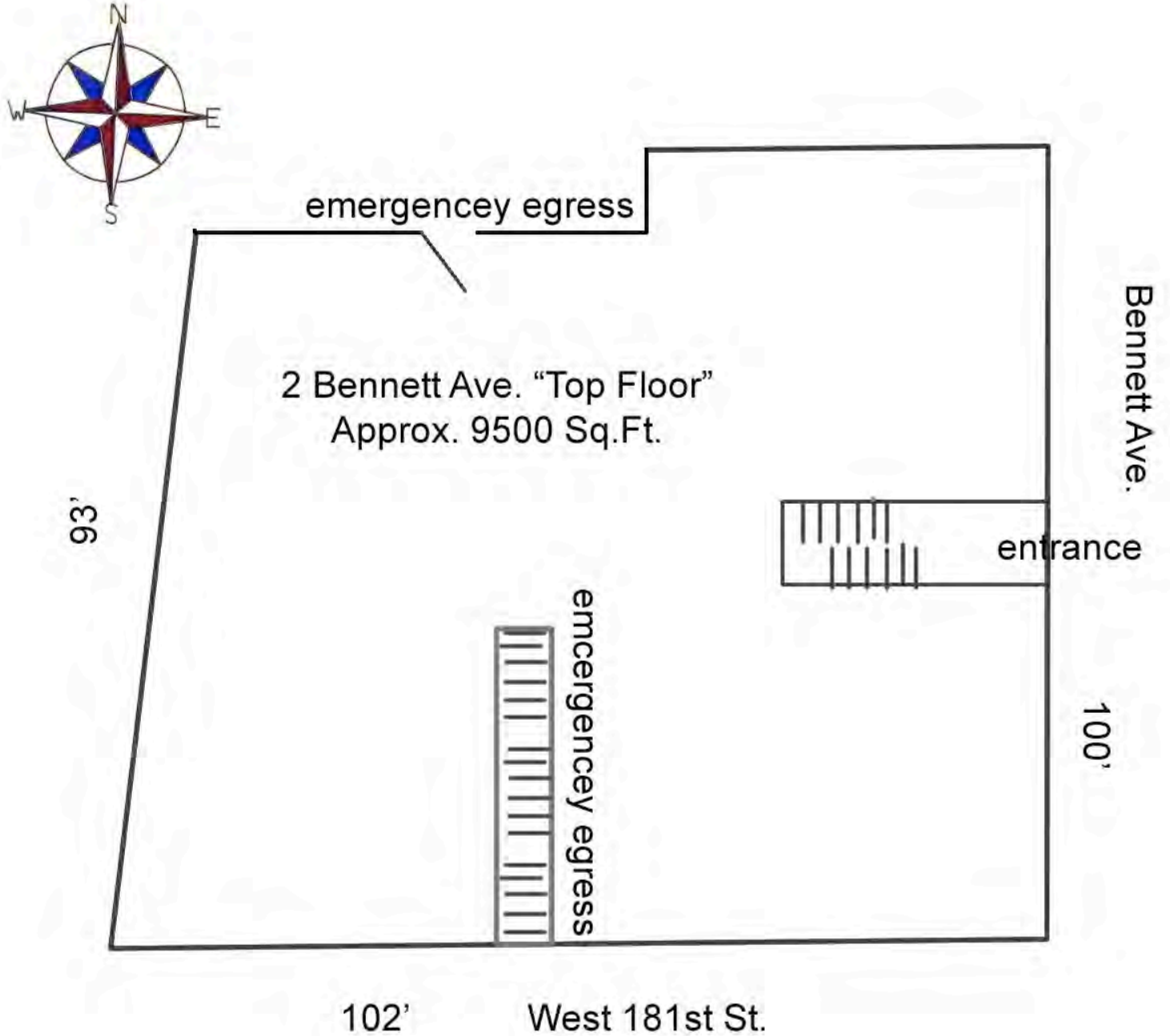
Plenty of metered and street parking.

Join this amazing commercial district with Neighboring offices such as Social Security Office, Robert Jackson Councilman's office, Columbia Presbyterian offices, New York Presbyterian Hospital, Yeshiva University and retail neighbors such as Duane Reade, Edible Arrangements, Capital One Bank, Citi Bank, Chase Bank, Verizon Wireless Corporate Store, New York & Company, Star Bucks and dozens of other stores. Endless walk-by and drive-by traffic.

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212.928.5050 www.navitimes.com licensed real estate brokers

Space is being rented as-is and all measurements even-though deemed reliable are approximate and shall be treated as such. All prospects are responsible for their own due diligence.

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Form 55-20M-11041 114

DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF MANHATTAN

CITY OF NEW YORK

HVC

No. 27003

Date July 31, 1941

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.13.1. to 2.13.7. Building Code.)

This certificate supersedes C. O. No. 23857

To the owner or owners of the building ~~or premises~~

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building ~~premises~~ located at

2-8 Bennett Avenue - 719-25 West 181st Street
100' front E. 2180' E. 80'

conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~City~~ Alt. No. - 500-1941

Construction classification - nonfireproof

Occupancy classification - public

Height 2 stories, 35 feet.

Date of completion - July 22, 1941

Located in business Use District.

B. Area 1 1/2 Height Zone at time of issuance of permit 2428-1941

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar				5	Storage
1st Story	120			50	Store and bakery
Mezzanine	100			75	Meeting room of club
2nd Story	100			400	Meeting room of club and offices

Sec. 6.1.2.3 sub-4 Building Code, C.26-273.0 Adm. Code
Prior to the occupation of any structure erected or altered after January 1st, 1933 the authorized occupancy of each floor of such structure, as stated in the certificate of occupancy, shall be permanently posted under glass and maintained in the main entrance hall of such structure.

Chester W. Campbell
BOROUGH SUPERINTENDENT
Borough Superintendent

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