

Ralph Hanan

Vice President
M: 908.433.6624
Ralph.Hanan@compass.com

Brett Weinblatt

Vice President
D: 410.961.1601
M: 646.665.4278
Brett.Weinblatt@compass.com

815 E. Tremont Ave

Bronx, NY

FOR LEASE



11,459 sf floor plate on the corner of E. Tremont Ave & Marmion Ave.

57,295 sf buildable for commercial, residential or community facility

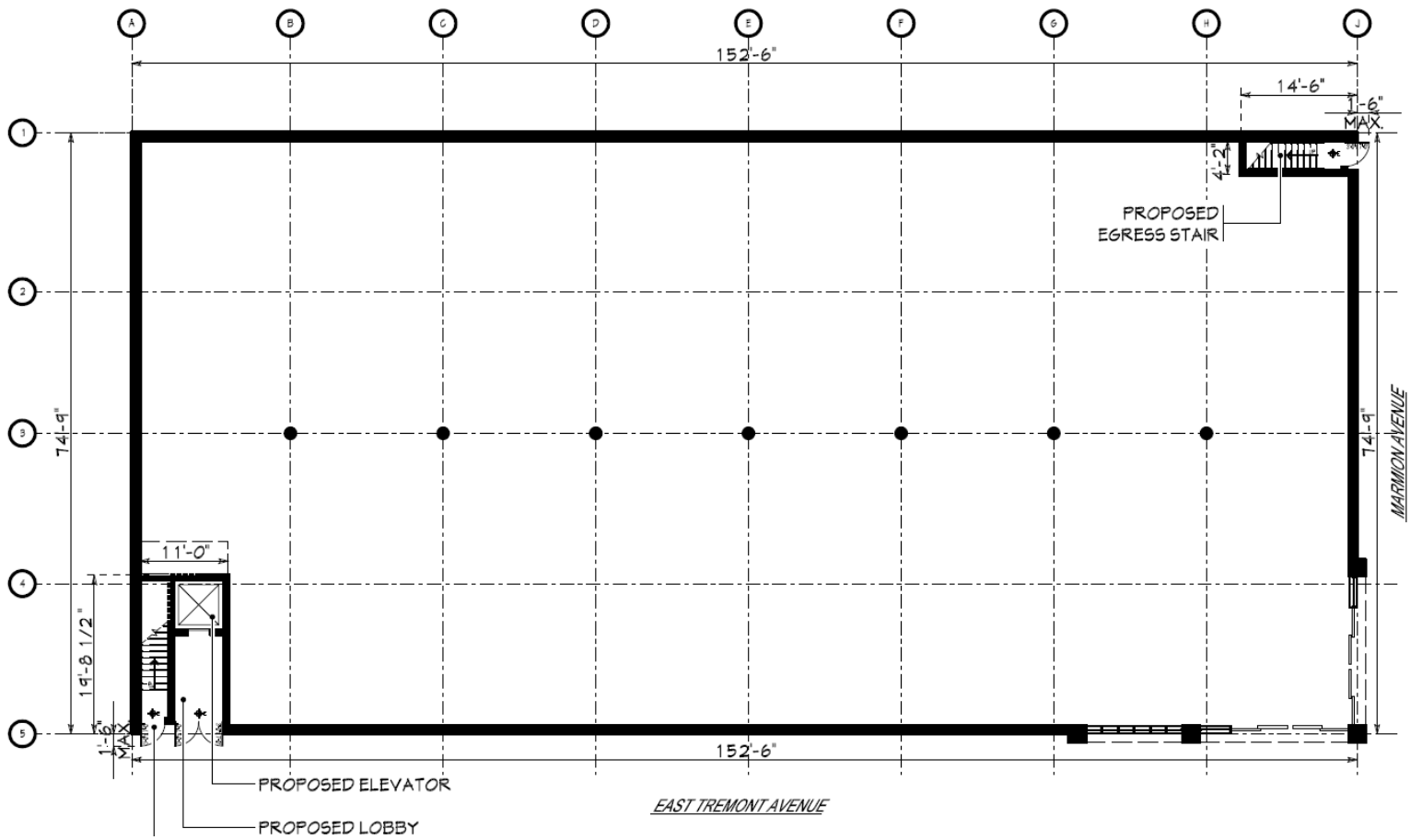
Ralph Hanan

Vice President
M: 908.433.6624
Ralph.Hanan@compass.com

Brett Weinblatt

Vice President
D: 410.961.1601
M: 646.665.4278
Brett.Weinblatt@compass.com

PROPOSED FIRST FLOOR



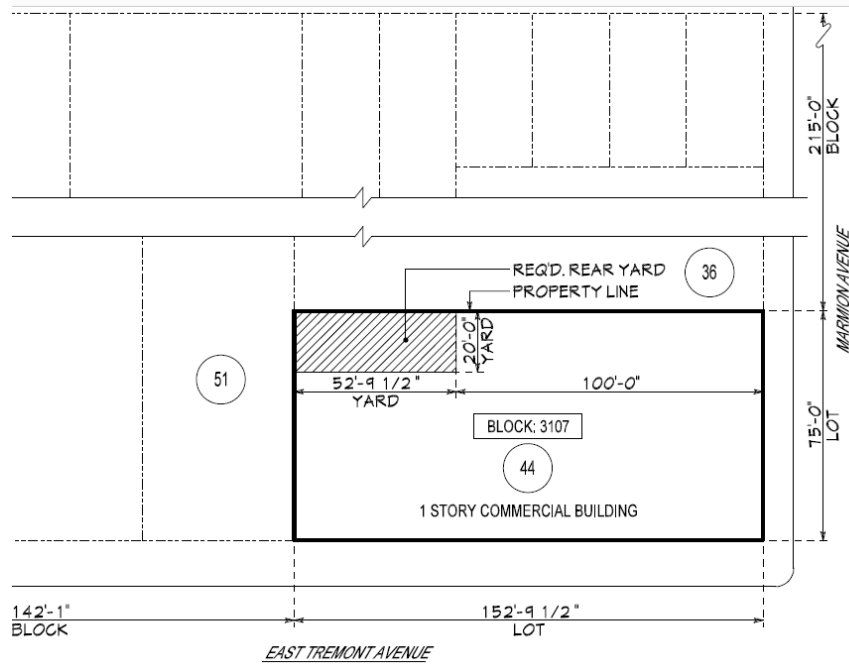
Ralph Hanan

Vice President
M: 908.433.6624
Ralph.Hanan@compass.com

Brett Weinblatt

Vice President
D: 410.961.1601
M: 646.665.4278
Brett.Weinblatt@compass.com

ZONING REQUIREMENTS



| ZONING REQUIREMENTS | |
|---|-------------------|
| BULK REGULATIONS | |
| ZONING DISTRICT: C4-4A (MAP 3d) | |
| ALLOWABLE F.A.R.: 4.0 (ZR33-122) | |
| ZONING LOT S.F.: 11,459 S.F. | |
| ALLOWABLE F.A. 45,836 S.F. | |
| F.A. USED: 1FL = 11,400 S.F. | |
| AVAILABLE F.A.: 34,436 S.F. | |
| PROPOSED F.A.: | 2 FL = 9,214 S.F. |
| | 3 FL = 6,502 S.F. |
| | 15,716 S.F. |
| HEIGHT/SETBACK REGULATIONS | |
| MAXIMUM STREET WALL HEIGHT: 60'-0"/4 STORIES (ZR33-432) | |
| INTL. SETBACK (WIDE): 15'-0" (ZR33-432) | |
| SKY EXPOSURE : 5.6 TO 1 (ZR33-432) | |
| MAXIMUM BUILDING HEIGHT: N/A | |
| REAR YARD REQMNT.: 20'-0" (ZR33-26) | |
| SIDE YARD REQUIREMENT: N/A (ZR33-25) | |