

# BRUCKNER BUILDING

2417 THIRD AVENUE

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MOTT HAVEN, BRONX

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2417



# 2417

## THIRD AVENUE MOTT HAVEN, BRONX

Corner of Third Avenue & East 134<sup>th</sup> Street

RETAIL/OFFICE FOR LEASE

### APPROXIMATE SIZE

1,000 - 21,000 SF

### ASKING RENT

Upon Request

### POSSESSION

Immediate

### TERM

1-15 Years

### FRONTAGE

150+ FT

### COMMENTS

- Entire building recently underwent remodel and reconstruction
- Elevators to each floor
- Floor-to-ceiling windows on each floor
- Beam-free ceilings reaching 11 FT high
- Minimal column intrusions
- Expansive views of Manhattan
- Massive building signage opportunity

### NEIGHBORS

Filtered Coffee • The Stillhouse Group • Mott Haven Bar & Grill • Comfort Inn • Oze Tavern • Nicks Blue Diner • La Grata • Wallworks New York

### TRANSPORTATION

4 5 6

### JAMES FAMULARO

President

### NOAM AZIZ

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### ARIEL ILIAN

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RETAIL LEASING

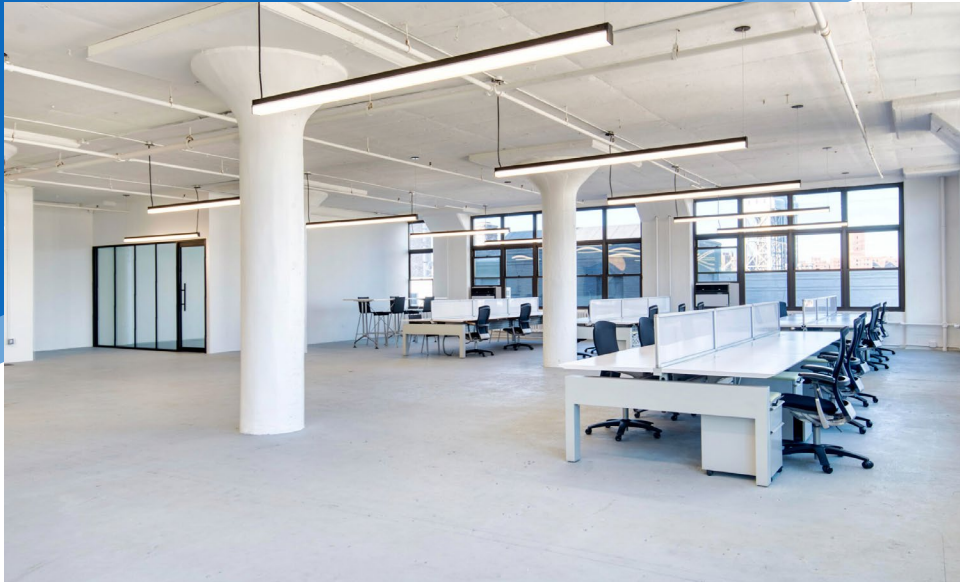
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INTERIOR

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FLOOR PLANS



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