



825 East 141st Street, Bronx

UNION CROSSING

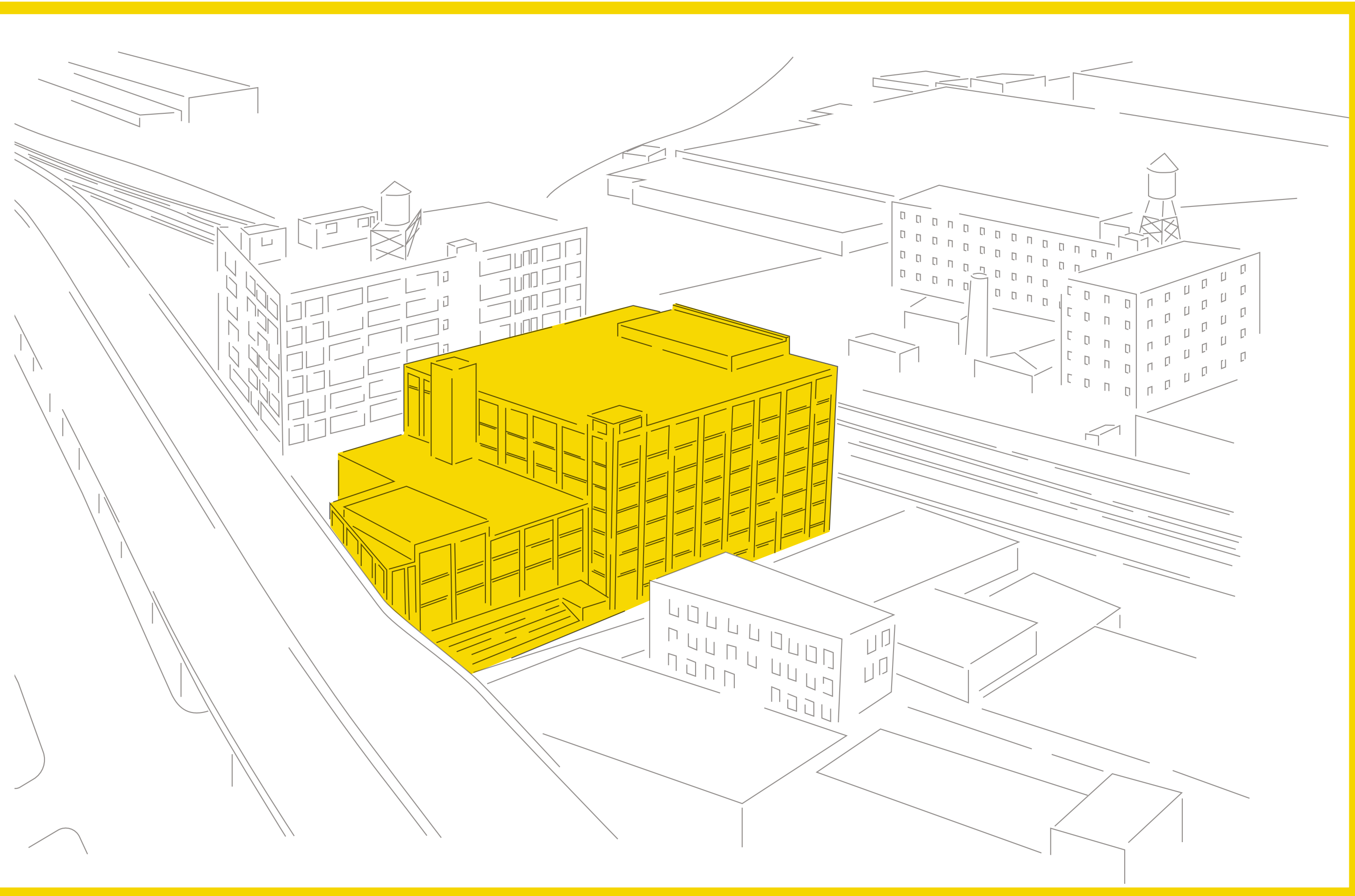
unioncrossingbronx.com

Built from the Bronx up.

Built upon the **energy and entrepreneurial spirit of New York City's northernmost borough**, Union Crossing has been developed as a mixed-use center of commercial activity that offers flexible office and studio spaces and retail amenities to the growing **creative community of Port Morris**.

Union Crossing was originally built as a major baking facility for the **Great Atlantic & Pacific Tea Company**.

Later, as A&P moved its production outside of the city, the building was purchased by the **Union Standard Equipment Company** and became the world's largest warehouse and rebuilding facility for food processing and packaging equipment. Today, the Union Crossing building is undergoing extensive renovations to prepare for its next epoch as home to a legion of Bronx businesses.





Every great idea needs a canvas.



Union Crossing's large, **light-filled floor plates** offer flexible space for offices, maker studios, commissaries, shops, and cafes. Several floors feature **breathtaking water and skyline views and 20+ foot ceilings.**

Retail space is available with direct street access and lobby frontage. State-of-the-art infrastructure includes brand new MEP systems, passenger elevators, and windows, and the building features direct loading off of Bruckner Boulevard and oversized freight elevator access to every floor. Union Crossing's **loft-like physical character** recalls its rich history as a production and warehousing facility that served the food industry for many decades.



All lines lead to Union.

Union Crossing is conveniently located near the **number 6 train and the Bruckner Expressway** in the emerging Port Morris neighborhood.

Access to connective rail lines drove the early development of the Port Morris waterfront around the turn of the 20th Century, and major transportation arteries continue to define the neighborhood today.

The area is home to a growing list of **businesses, artist studios, galleries, restaurants, and recreation spaces.**



Food & Drink

- 1 Port Morris Distillery
- 2 The Bronx Brewery
- 3 Gun Hill Tavern
- 4 Pier 132
- 5 Pio Pio
- 6 Charlies Bar & Kitchen
- 7 Met Food
- 8 Mott Haven Bar & Grill
- 9 South Bronx Farmer's Market
- 10 Alexander Café
- 11 Double Dutch Espresso
- 12 La Morada Restaurant
- 13 Mexicocina
- 14 Lechonera La Piraña
- 15 Milk Burger
- 16 Los Nisperos
- 17 La Grata
- 18 Key Food Supermarket
- 19 C-Town Supermarkets
- 20 El Porton Bar
- 21 Pioneer Supermarket

Parks & Fitness

- 1 Saint Mary's Park
- 2 East 132nd Street Pier
- 3 Randall's Island Connector
- 4 South Bronx Greenway
- 5 Bronx Kills
- 6 CrossFit SoBro
- 7 CrossFit Concrete Jungle
- 8 SouthBox
- 9 Yankee Stadium

Businesses

- 1 Silvercup Studios North
- 2 Fresh Direct
- 3 Duro UAS
- 4 Global Energy Efficiency
- 5 The Last Workshop
- 6 BLOX TV
- 7 Duro UAS

Art & Culture

- 1 Synthetic Zero
- 2 Bronx Documentary Center
- 3 Alexander Antiques
- 4 ID Studio Theater NY
- 5 Wallworks
- 6 LDR Studio Gallery
- 7 BronxArtSpace
- 8 Longwood Art Gallery
- 9 Mott Haven East Historic District
- 10 Pregones Theater
- 11 9J
- 12 The New York Expo Center

New Development

- 1 Apartments
- 2 Fully Leased Commercial Space
- 3 Mixed Used Development
- 4 Milk Plaza Apartments
- 5 Per Scholas
- 6 Neighborhood Charter School
- 7 Charter School
- 8 Heketi Charter School
- 9 Port Morris Distillery
- 10 Bronx Brewery
- 11 HBO
- 12 Silver Cup
- 13 Fresh Direct
- 14 Fedex
- 15 Randall's Island Connector
- 16 New York Post/ Dow Jones Print Plant
- 17 Brookfield Development



Getting There

- Manhattan** (Grand Central)
- Brooklyn** (Williamsburg)
- Queens** (Astoria)



31 min
60 min
52 min

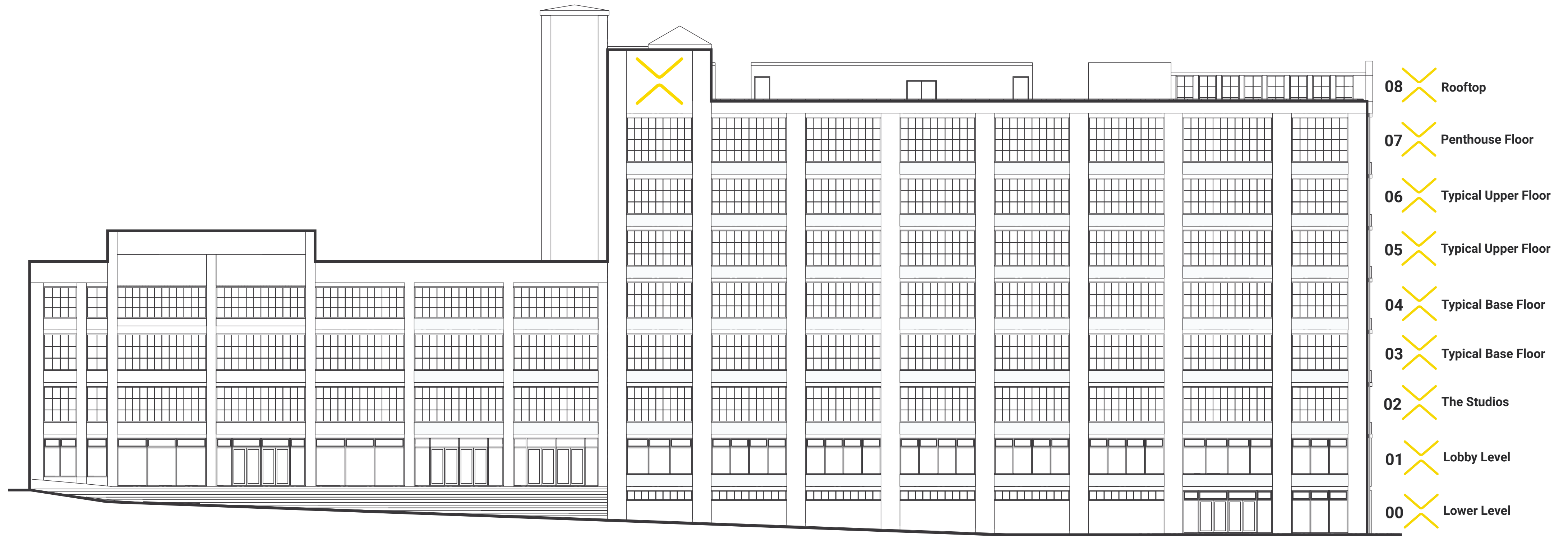


24 min
35 min
16 min

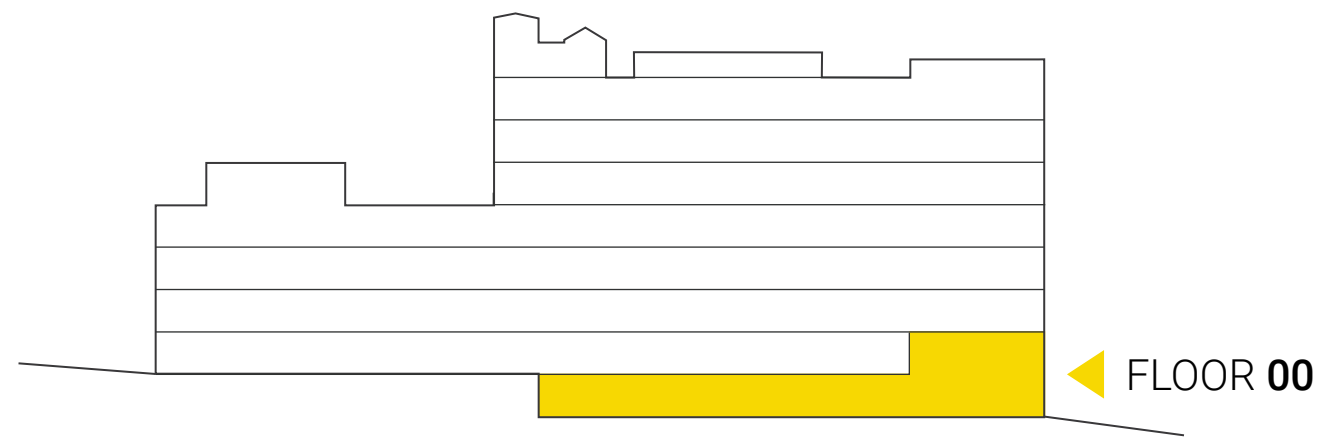


42 min
64 min
23 min

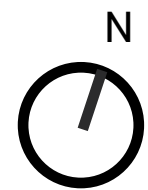
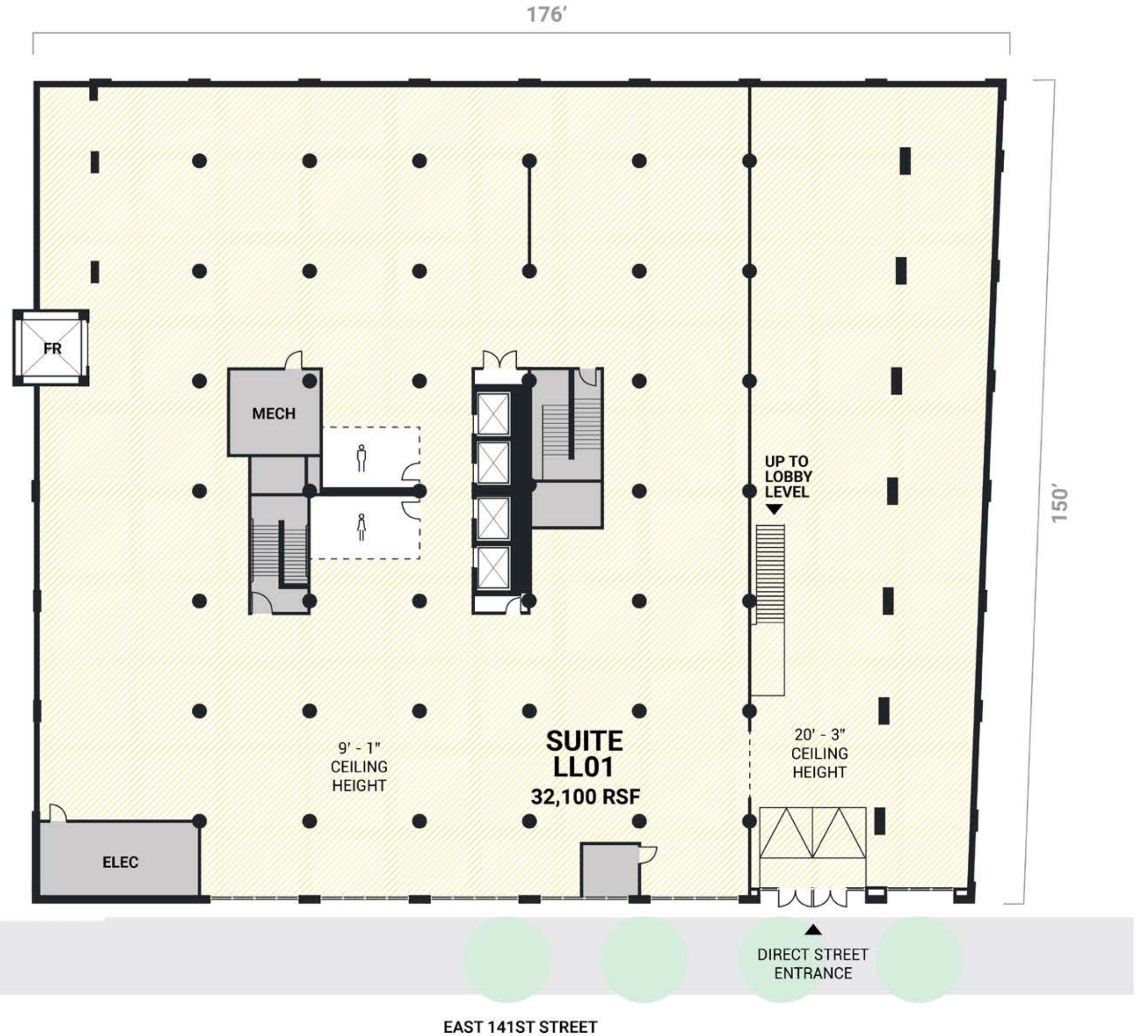
Space available for occupancy mid-2019.



Lower Level



BRUCKNER BOULEVARD BELOW

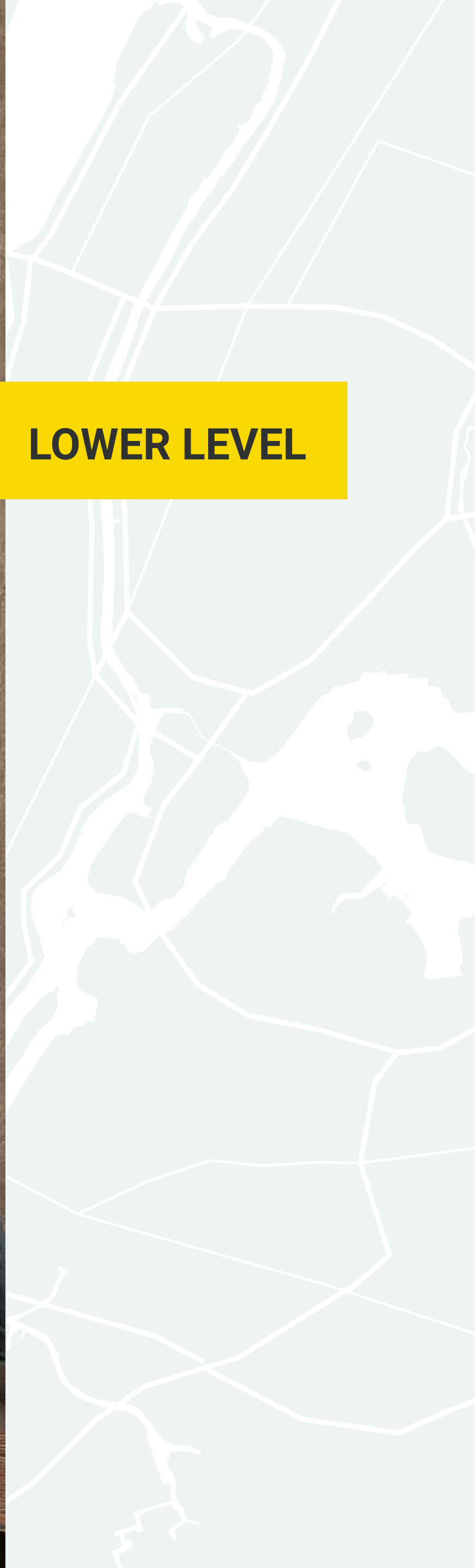


0' 5' 10' 20'

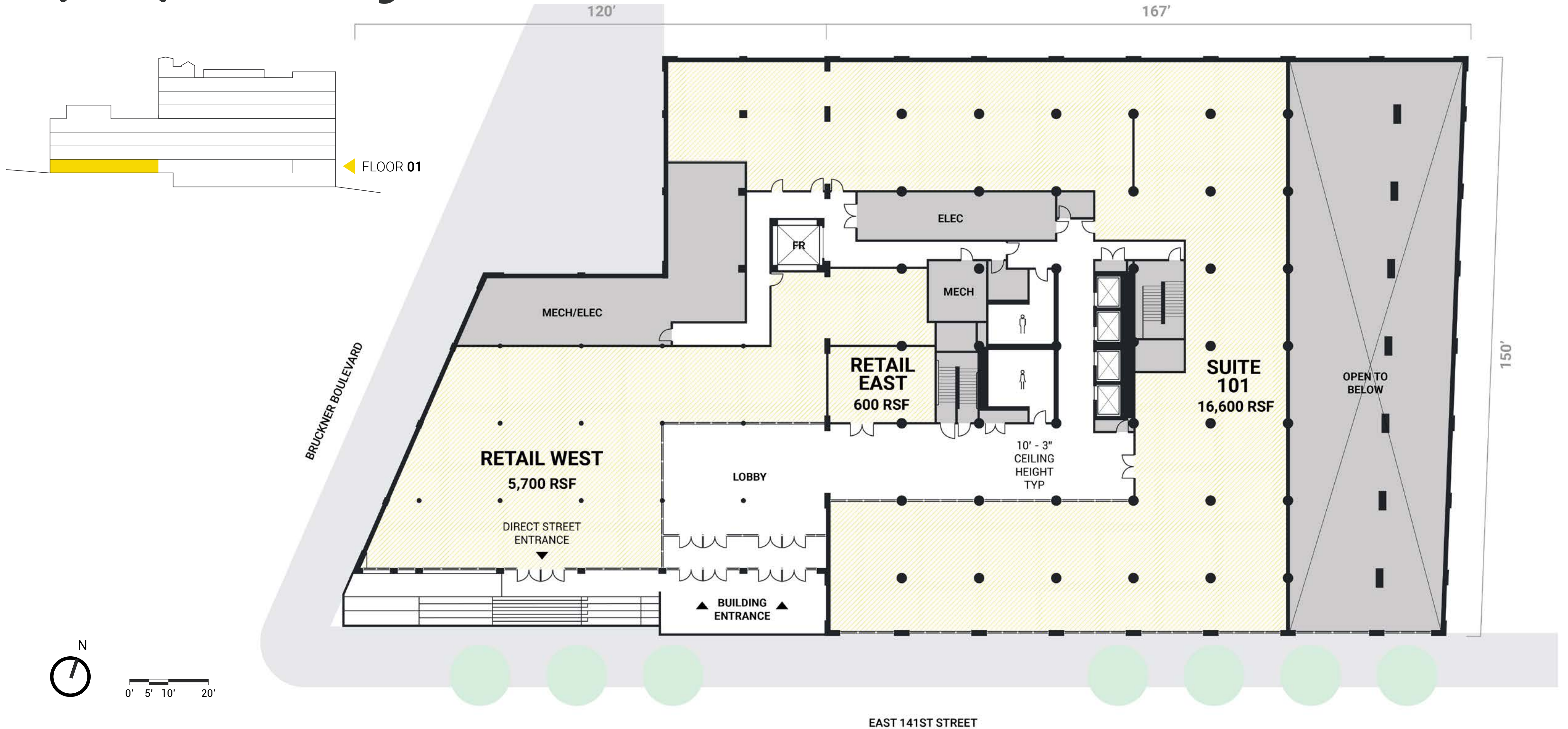
EAST 141ST STREET



 LOWER LEVEL

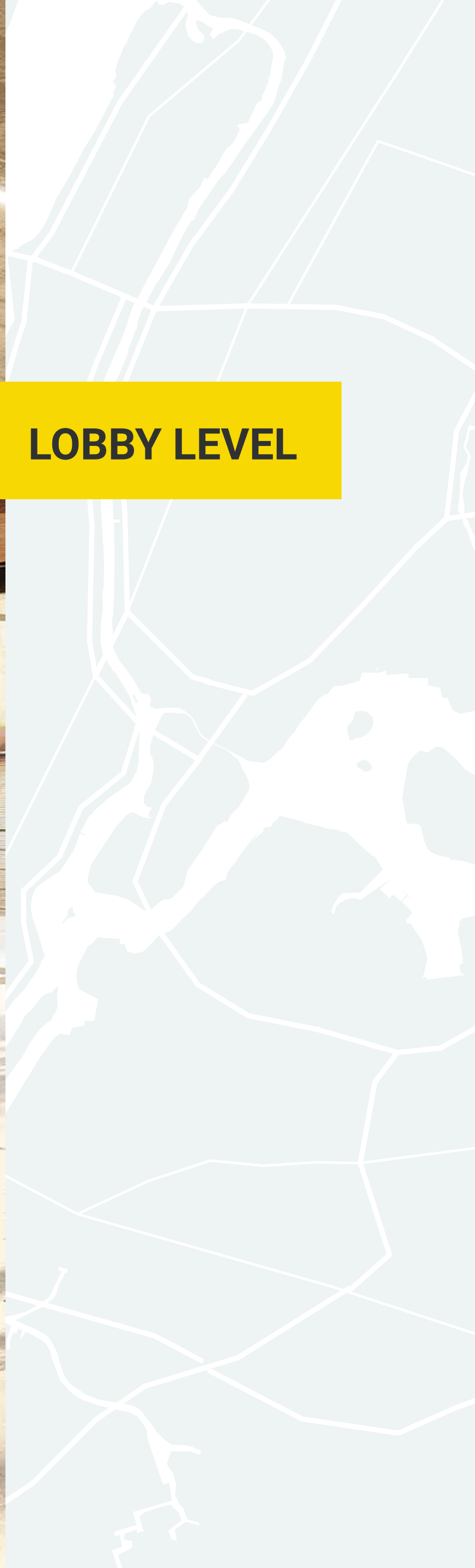


X Lobby Level





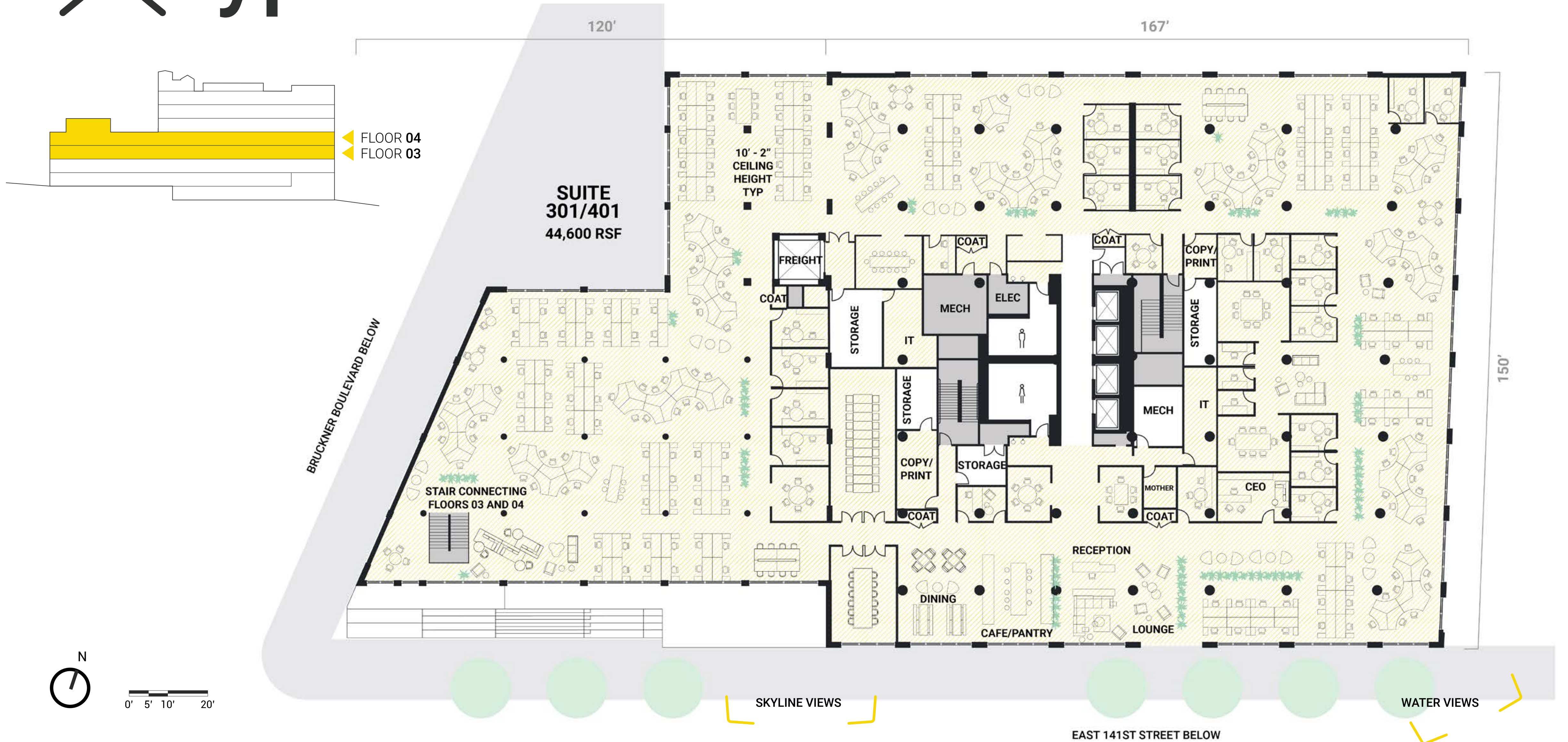
 LOBBY LEVEL



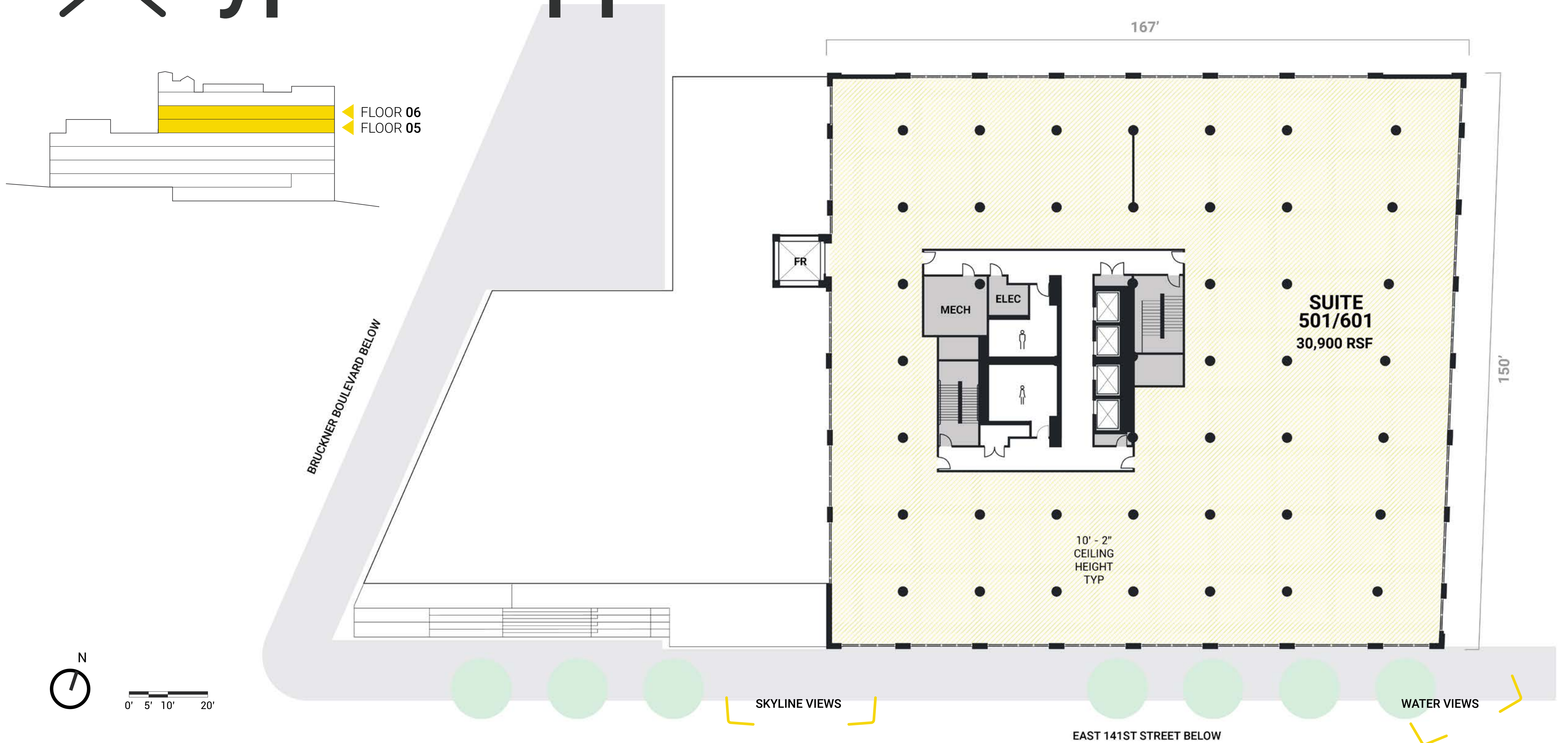
X The Studios



Typical Base Floor

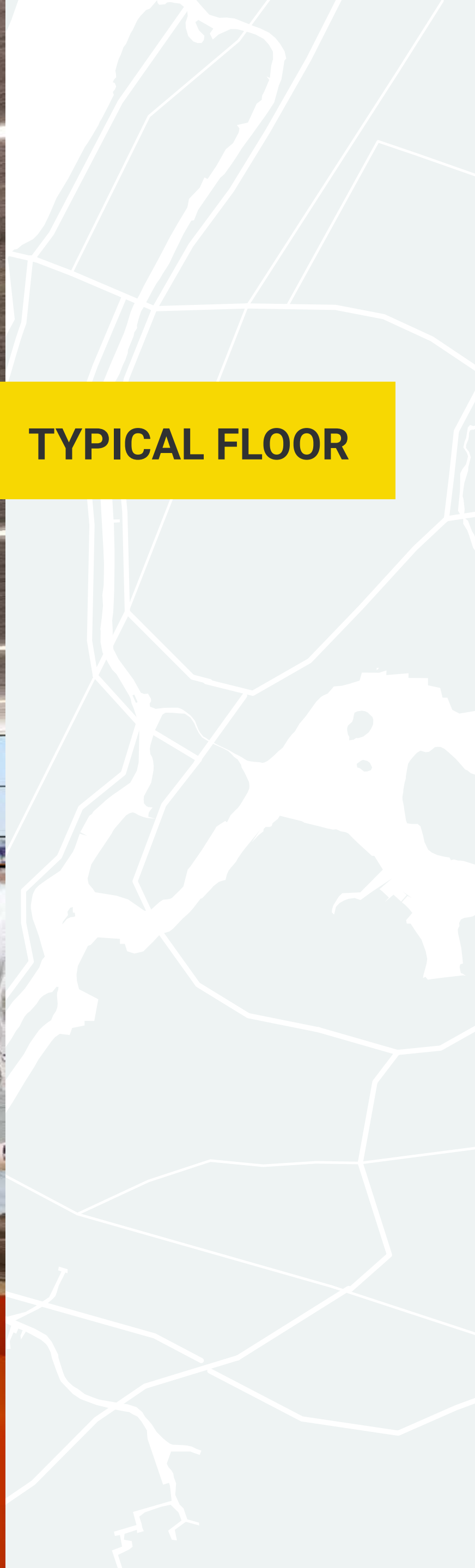


Typical Upper Floor

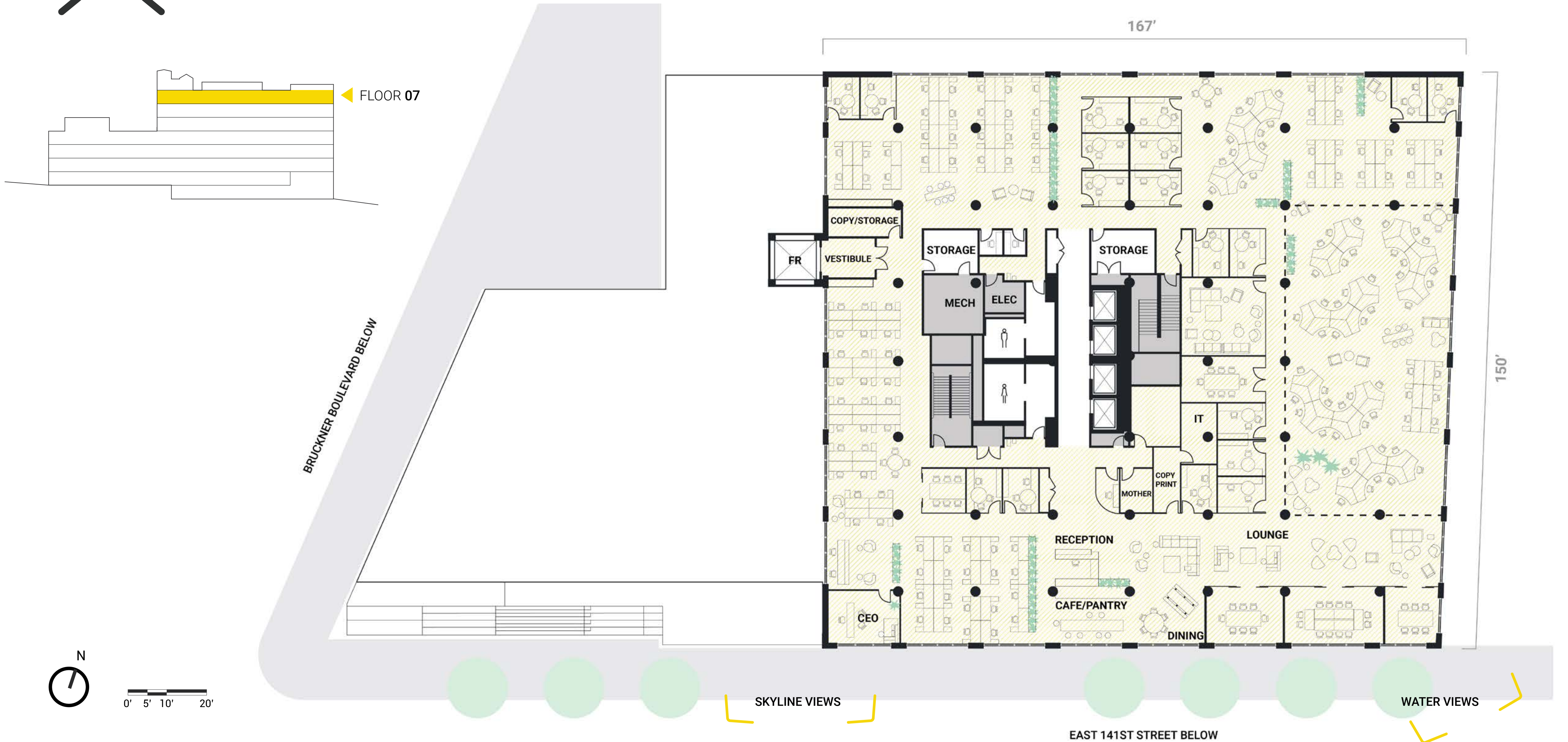




 **TYPICAL FLOOR**

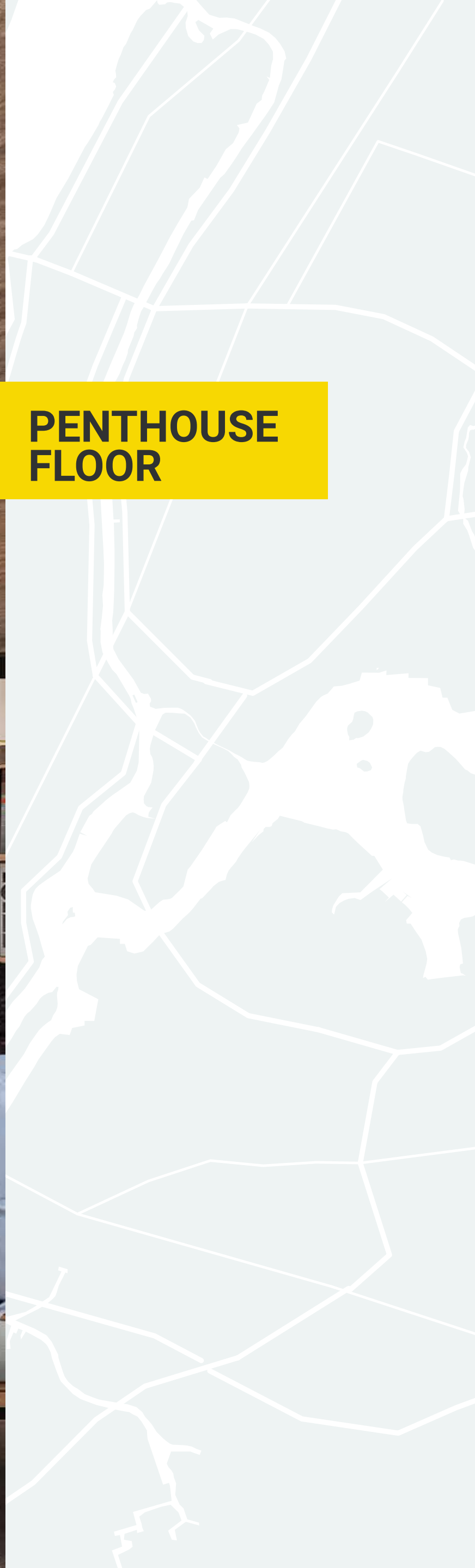


X Penthouse Floor

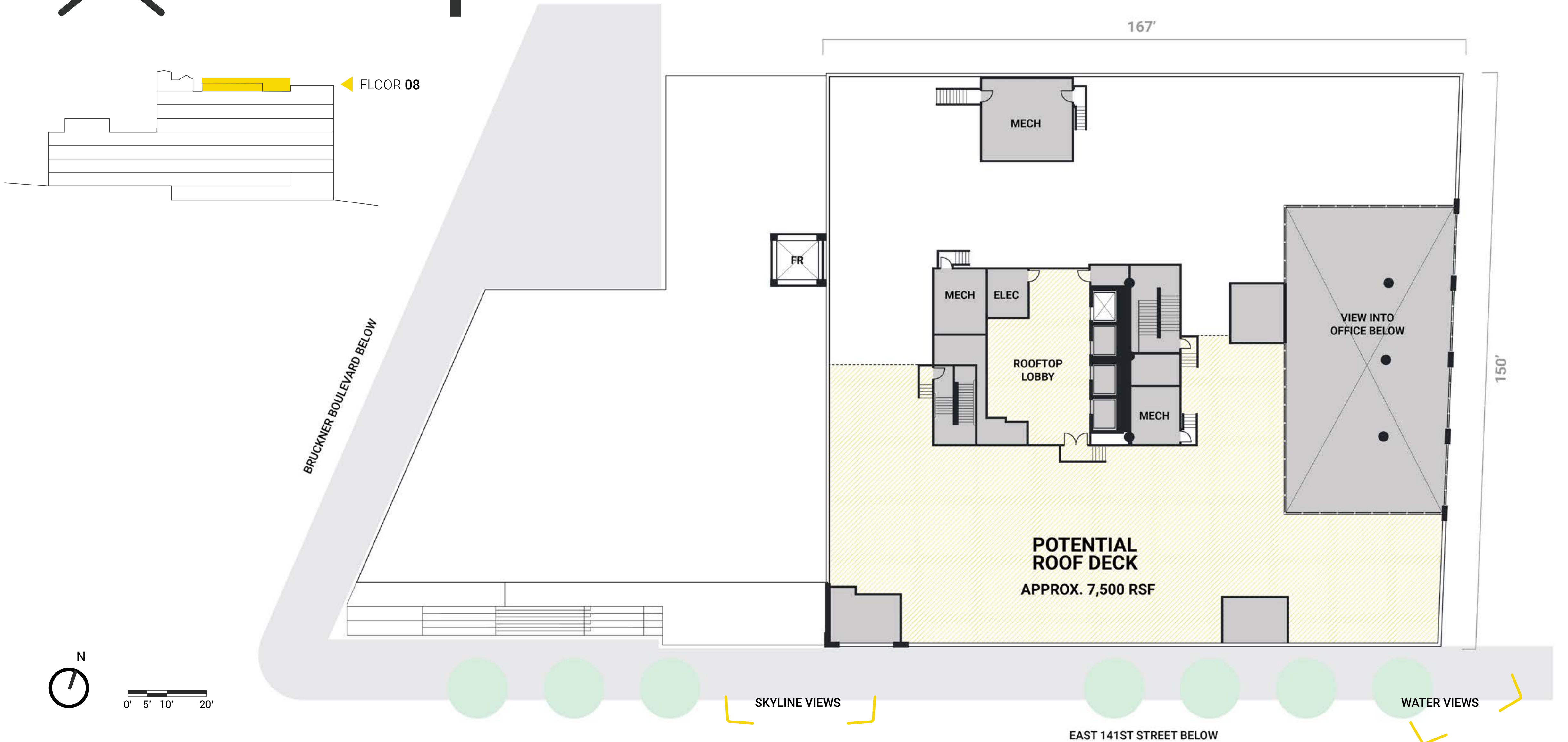




 **PENTHOUSE
FLOOR**

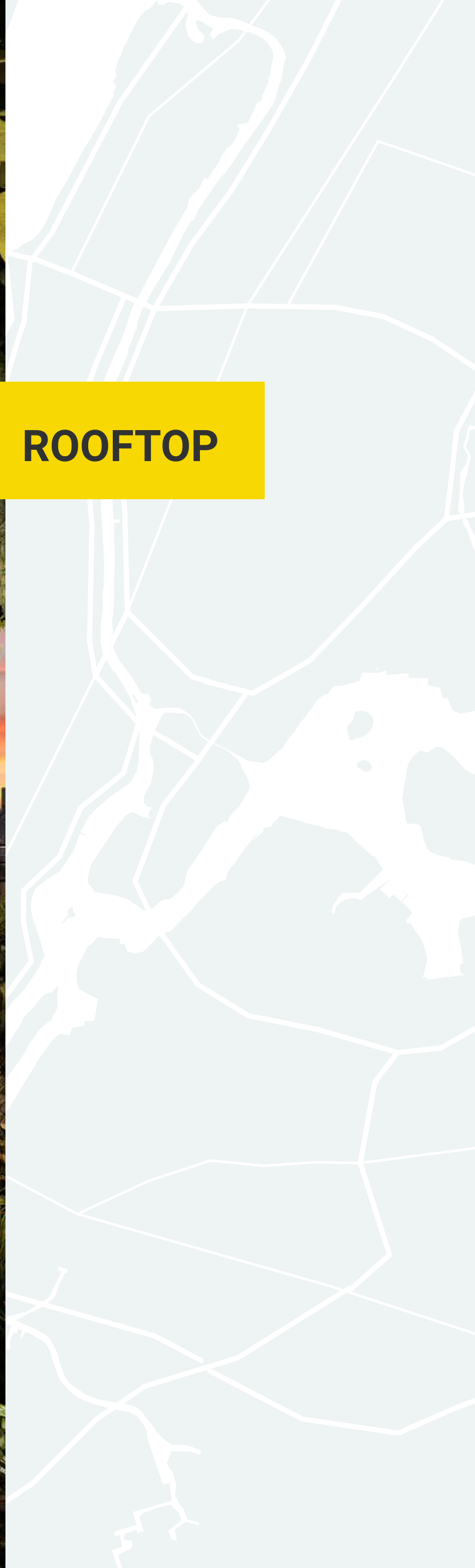


X Rooftop





 **ROOFTOP**



Make it here.

Businesses who choose to locate at Union Crossing can take advantage of the **plethora of financing and incentive opportunities** available to promote commercial development and growth in the South Bronx, several of which are described below.

| PROGRAM | ELIGIBLE BUSINESSES | BENEFIT | DURATION |
|--|---|---|--|
| Relocation & Employment Assistance Program (REAP) | Relocating office or industrial tenants from Manhattan or outside NYC | \$3,000 business tax credit per employee | 12 years |
| Commercial Expansion Program (CEP) | New, renewal or expansion office or industrial tenants | \$2.50 PSF property tax abatement | 5 years with 2 year phase out (10 years for manufacturing) |
| Industrial Business Zone (IBZ) Relocation Tax Credit | Industrial and manufacturing tenants relocating to an IBZ | \$1,000 business tax credit per employee up to \$100,000 | One-time |
| Excelsior Jobs Program | Targeted industries that provide new jobs, including tech and manufacturing | Various business and property tax credits per job created | 10 years |
| Energy Cost Savings Program (ECSP) | Relocating office or industrial tenants | 45% reduction in electricity costs and 35% reduction in natural gas costs | 12 years with 4 year phase out |
| Bronx Overall Economic Development Corporation (BOEDC) Loans | Businesses located in the Bronx | Low, fixed rate loans with partial waivers of mortgage recording tax | Terms up to 20 years |

Get in touch.

The Union Crossing development is led by a partnership consisting of Madison Realty Capital, The Altmark Group, The Bluestone Group, and Galil Management. The design team includes Woods Bagot as architect and branding consultant, AMA Consulting Engineers as MEP engineer, and McNamara Salvia as structural engineer. JRT Realty is the exclusive leasing agent for the building.

Interested in leasing space at Union Crossing?

For more information, please contact JRT Realty:

Greg Smith

(212) 445-1239

  greg.smith@jrtrealty.com

Ellen Israel

(212) 445-1218

  ellen.israel@jrtrealty.com

Lauren Calandriello

(212) 445-1227

  Lauren.Calandriello@jrtrealty.com

MADISON REALTY CAPITAL

 **THE BLUESTONE GROUP**

AALTMARK

JRT
REALTY GROUP, INC.
CERTIFIED M/WBE


GALIL
MANAGEMENT