



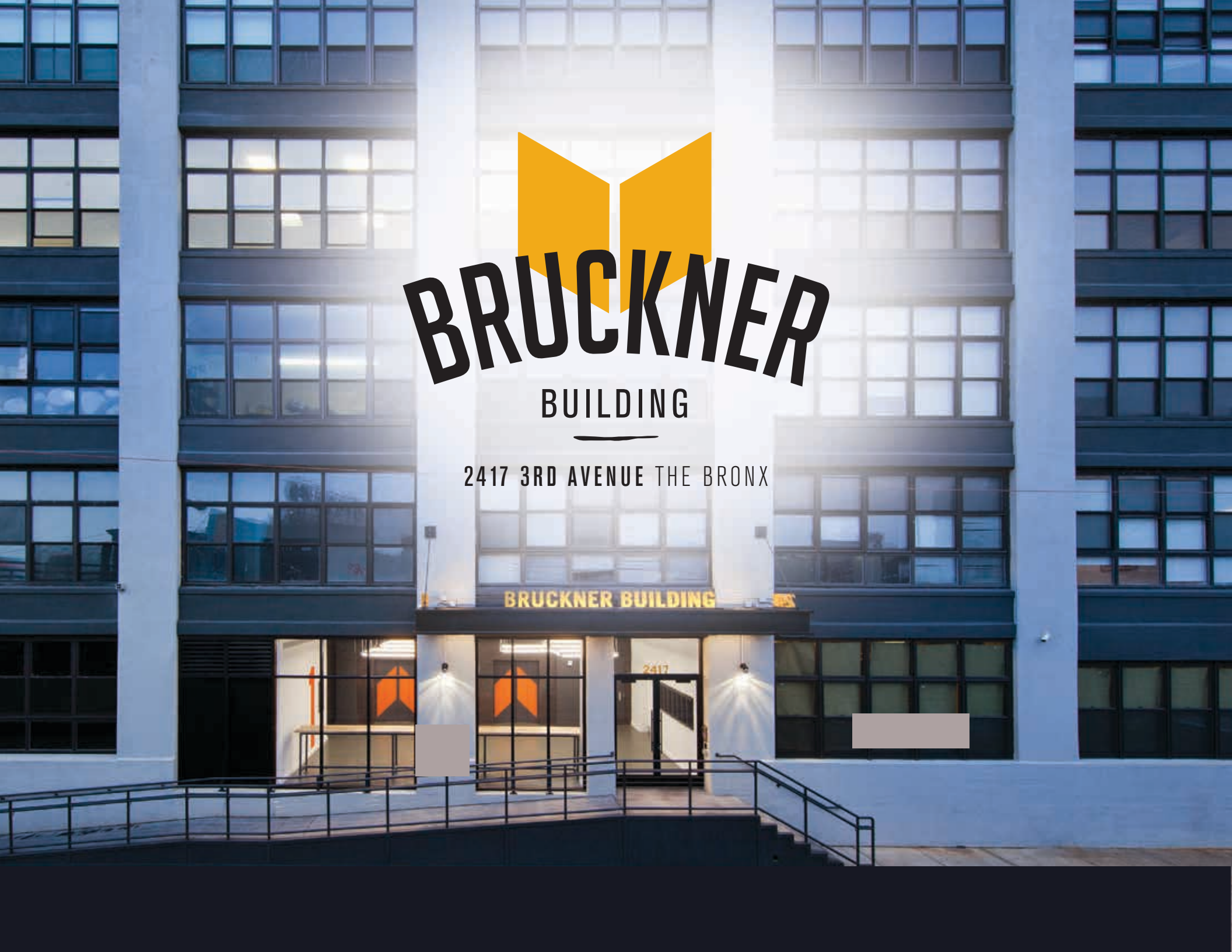
# BRUCKNER

BUILDING

2417 3RD AVENUE THE BRONX

BRUCKNER BUILDING

2417







  
**BRUCKNER**  
BUILDING





# ABOUT THE BUILDING

Situated in the Mott Haven neighborhood of the South Bronx, New York city's newest creative industries hub, the Bruckner Building at 2417 3rd Avenue is ideally positioned for commercial tenants who are seeking to maximize flexibility without sacrificing convenience. The 8-story 172,000-square-foot structure has recently benefitted from a \$12 million capital improvements campaign and now boasts attractive interior amenities and expansive vistas of the Harlem River and Manhattan. With its enviable proximity to recent residential developments in the South Bronx, cherished neighborhood hang-outs and public transit, the Bruckner Building offers a desirable live-work-play alternative.

Owned by Savanna and Hornig Capital Partners and leased by Cushman & Wakefield and JRT, the Bruckner Building is poised to play a significant role in the transformation of the Mott Haven neighborhood in the Bronx. The building's strong, attractive profile makes it an ideal anchor property as the neighborhood continues to develop into a vibrant, multi-use community.





# THE SPACES

- The building's center core maximizes the window line on all floors allowing for light and air on four sides
- Expansive views of the Harlem River and Manhattan
- Flexible suite sizes and lease terms that allow burgeoning companies to stretch and grow (1,000 – 21,000 SF availability)
- Beam free ceilings with 11'4" slab heights
- 20' wide column spacing







# CAPITAL IMPROVEMENTS

More than \$12 Million in recent capital improvements have polished and modernized the Bruckner Building while **paying homage to the dynamic heritage of the South Bronx.**

## Upgrades include:

- Renovated lobby with polished concrete floors
- New elevator mechanicals and cabs with reclaimed wood paneling
- Expansive new windows in building original oversized frames
- Boldly designed new common corridors

# CONVENIENT LOCATION

IN MOTT HAVEN, EASY ACCESS  
TO MANHATTAN



- Unmatched proximity and convenience to Manhattan via the Third Avenue Bridge
- Part of a true live/work/play environment that is poised for massive future commercial and residential growth
- Situated in the heart of the Mott Haven area of the South Bronx experiencing a renaissance
- Steps from neighborhood favorites like Filter, Mott Haven Bar & Grill, Charlie's Bar & Kitchen and future destinations like the Bruckner Market
- First subway stop in the Bronx after 125th Street on the 4, 5, 6 lines





# INCENTIVES

## ECONOMIC INCENTIVES & CITY INITIATIVES PROGRAM:

- REAP Relocation & Employment Program
- Excelsior Jobs Program
- CEP (Commercial Expansion Program)
- ECSP (Energy Cost Savings Program)



*Yankee Stadium*



*Knightsbridge Armory Hockey Complex (proposed)*



*Randall's Island Connector*







# MAP LEGEND

-  ART
-  COFFEE
-  FOOD
-  RESIDENTIAL
-  COMMERCIAL
-  MIXED
-  PARKS
-  HIGHWAYS & BRIDGES
-  **4** **5** **6** SUBWAY



WESTERN BEEF SUPERMARKET

NICKS BLUE DINER

BronxArtSpace

221 E 138TH ST

OZE TAVERN

3RD AVE

NYPL

E 139TH ST

E 140TH ST

198 EAST 135TH

COMFORT INN

2490 THIRD AVE

**6**

Mott Haven Historic District  
est. 1969

BRUCKNER BUILDING

FILTERED COFFEE

THE STILLHOUSE GROUP

South Bronx Classical Charter School II

2401 THIRD AVE

2413 THIRD AVE

MOTT HAVEN BAR AND GRILL

CLOCK TOWER

23 BRUCKNER BLVD

PS 154

**6**

BRUCKNER MARKET

131-135 ALEXANDER AVE

SILVERCUP STUDIOS

PER SCHOLAS

YORK STUDIOS

3rd Ave Bridge

101 LINCOLN AVE

14 BRUCKNER BLVD

20 BRUCKNER BLVD

26 BRUCKNER BLVD

MAJOR DEEGAN EXPY

E 135 ST

THE BRONX BREWERY

TIRADO DISTILLERY

PIO PIO

HARLEM RIVER

LINCOLN AV

BRUCKNER BLVD

PORT MORRIS DISTILLERY

RANDALL'S ISLAND CONNECTOR

WALLWORKS NEW YORK

2401 THIRD AVE

LA GRATA

E 134TH ST



Willis Ave Bridge

E 136TH ST





**THE  
BRONX**  
IS READY FOR ITS CLOSEUP







ON FOOT TO

MANHATTAN  **8 MINUTES**

6 TRAIN STOP  **6 MINUTES**

4/5 TRAIN STOP  **6 MINUTES**



BY BIKE TO

MANHATTAN  **4 MINUTES**

GRAND CENTRAL  
TERMINAL  **38 MINUTES**

BROOKLYN BRIDGE  **1 HOUR**



BY 4/5  
SUBWAY TO

MANHATTAN  **7 MINUTES**

GRAND CENTRAL  
TERMINAL  **30 MINUTES**

BROOKLYN BRIDGE  **50 MINUTES**



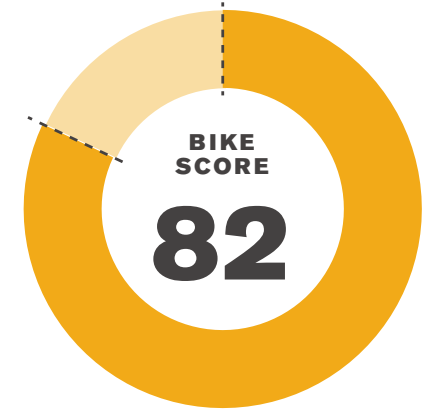
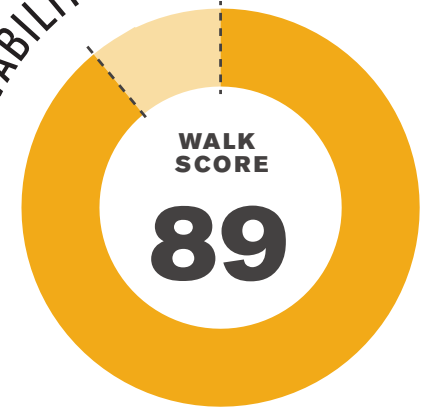
BY CAR TO

MANHATTAN  **7 MINUTES**

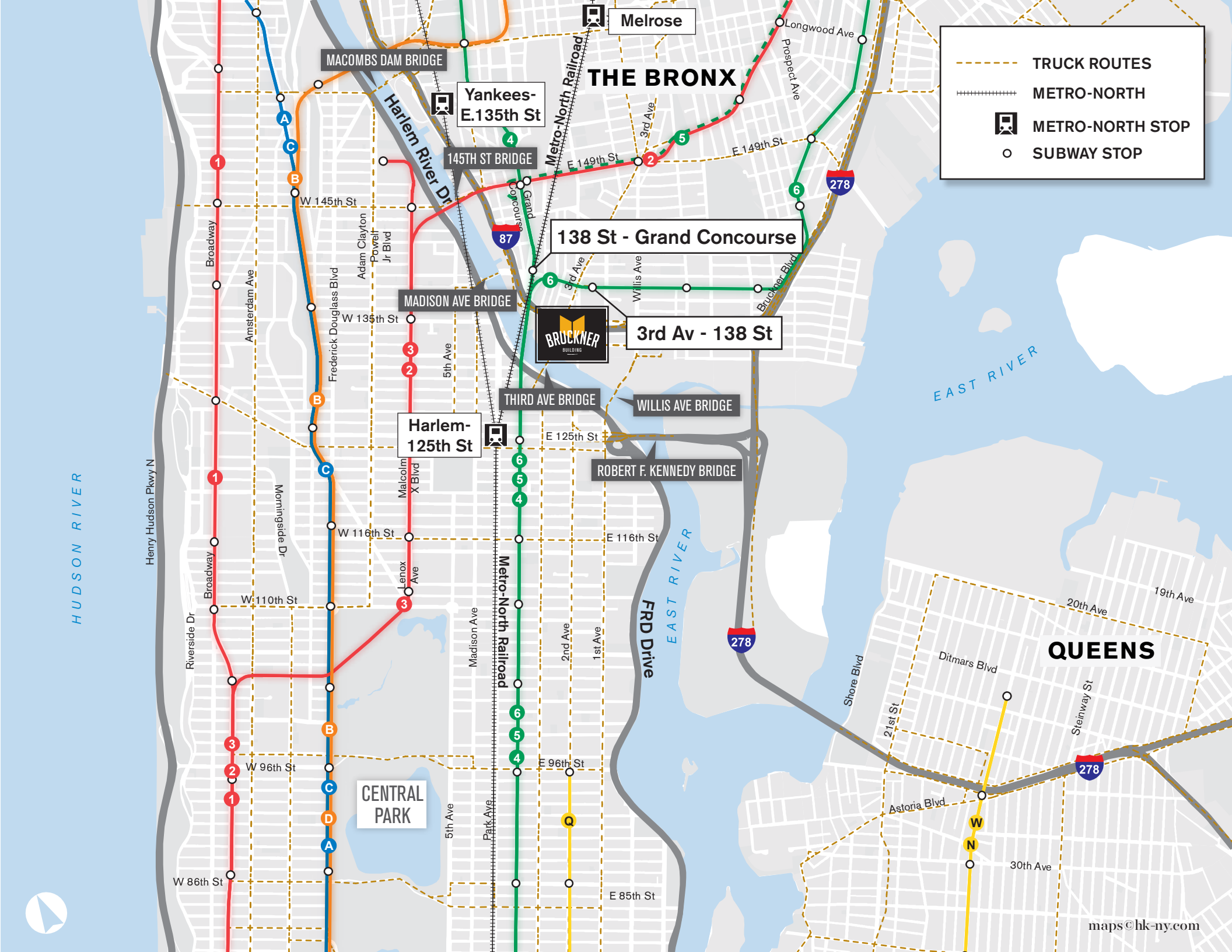
GRAND CENTRAL  
TERMINAL  **16 MINUTES**

BROOKLYN BRIDGE  **17 MINUTES**

LIVABILITY INDEX







- TRUCK ROUTES
- METRO-NORTH
- METRO-NORTH STOP
- SUBWAY STOP

# THE BRONX

# QUEENS

CENTRAL PARK



138 St - Grand Concourse

3rd Av - 138 St

Harlem-125th St

ROBERT F. KENNEDY BRIDGE

THIRD AVE BRIDGE

WILLIS AVE BRIDGE

MACOMBS DAM BRIDGE

Yankees-E.135th St

145TH ST BRIDGE

MADISON AVE BRIDGE

HUDSON RIVER

EAST RIVER

FRD DRIVE  
EAST RIVER

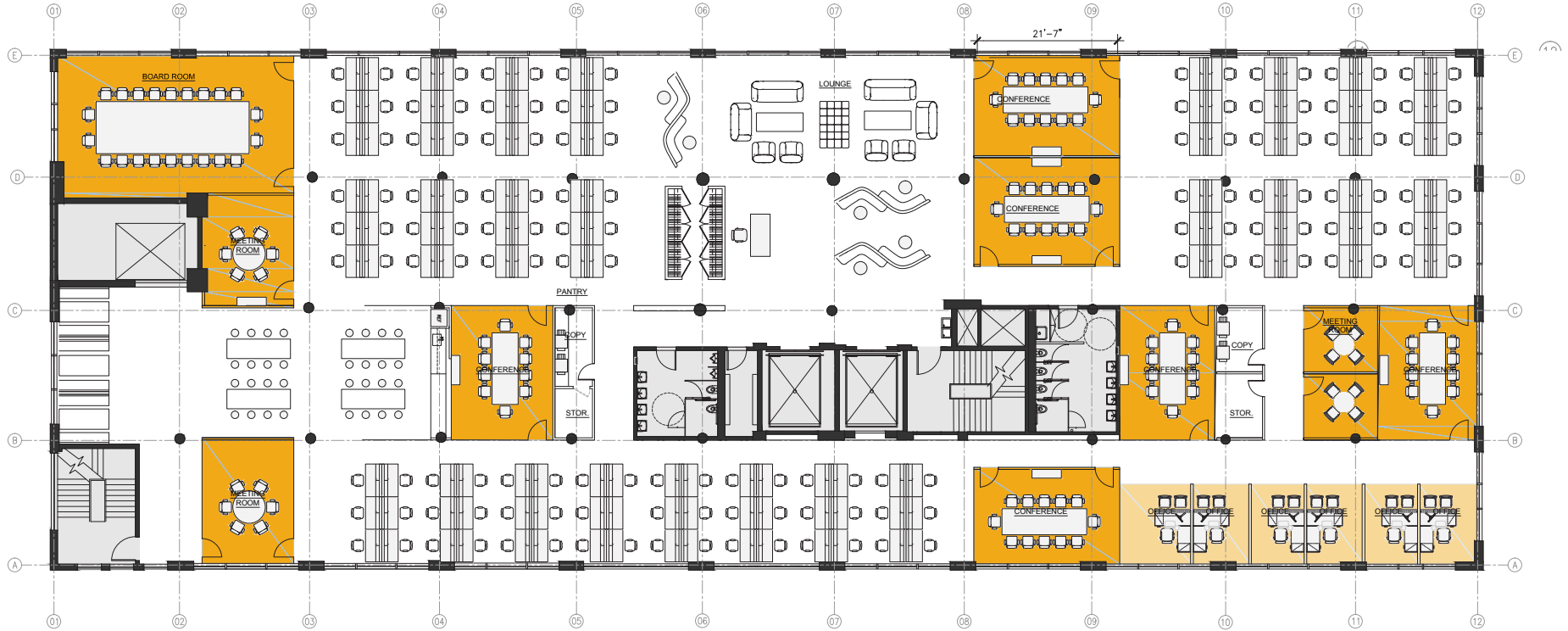




# SAMPLE FULL FLOOR TEST FIT

21,811 Square Feet

BOARD ROOM	1
CONFERENCE ROOMS	4
MEETING ROOMS	4
OFFICE	6
RECEPTION	1
WORKSTATIONS	144
<b>TOTAL HEADCOUNT</b>	<b>151</b>



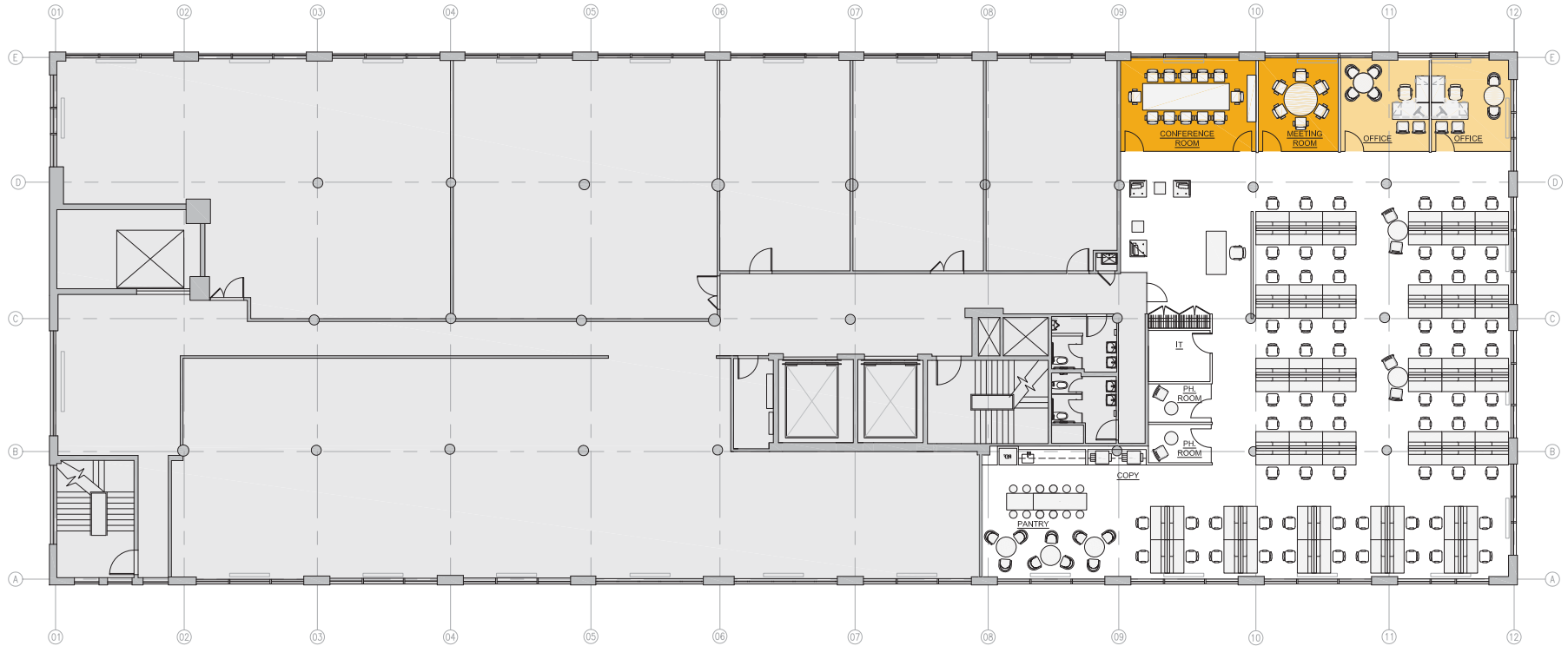




# SAMPLE SPLIT FLOOR TEST FIT

7,752 Square Feet

CONFERENCE ROOMS	2
OFFICES	2
RECEPTION	1
WORKSTATIONS	68
<b>TOTAL HEADCOUNT</b>	<b>71</b>







## LEASING INFO

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