

The New 521 Bergen Avenue
Entire Building with 54,631 SF

**NOW AVAILABLE
FOR LEASE**

521 BERGEN AVENUE

Located at "The Hub", South Bronx





The New 521 Bergen Avenue
Entire Building with 54,631 SF

NOW AVAILABLE FOR LEASE

521 BERGEN AVENUE
Located at "The Hub", South Bronx



The New 521 Bergen Avenue Entire Building with 54,631 SF
Now Available for Lease

Building Location & Availability

Available floors

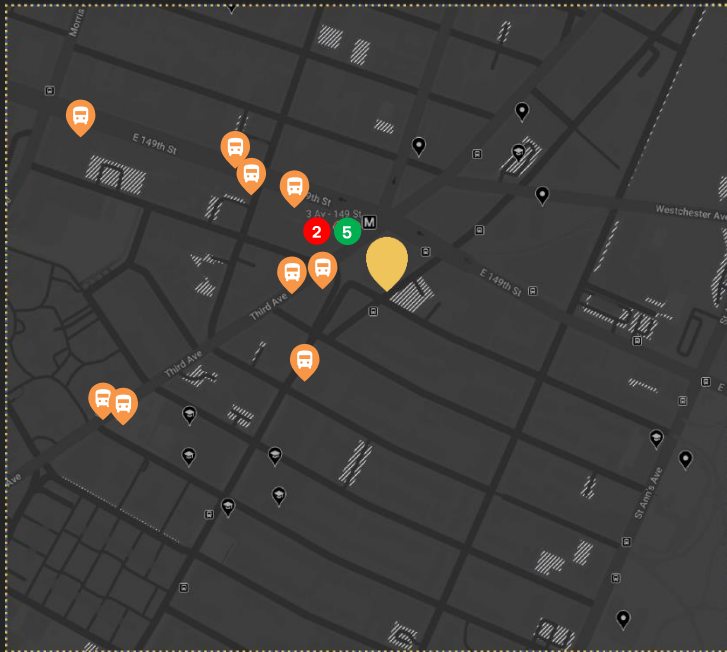
Entire 6 th Floor:	8,648 sf
Entire 5 th Floor:	8,648 sf
Entire 4 th Floor:	8,648 sf
Entire 3 rd Floor:	8,648 sf
Entire 2 nd Floor:	8,636 sf
1 st Floor:	7,328 sf
Basement:	4,075 sf
TOTAL	54,631 sf

Building Features:

- Property fully renovated in 2023
- Two ground level retail spaces available
- Flexible floor plan for offices and conference rooms
- Energy Efficient HVAC systems
- Great access to public transit
- Elevator with 5,000 lb capacity
- 4000 amp electric capacity
- High speed Verizon FIOS internet
- C4-4 Zoning (office, retail, and educational use)

The New 521 Bergen Avenue Entire Building with 54,631 SF
Now Available for Lease

Location & Transportation



MTA (2-minute walk)

2 Line **2**

5 Line **5**

Bus (2-minute walk)

Bx2

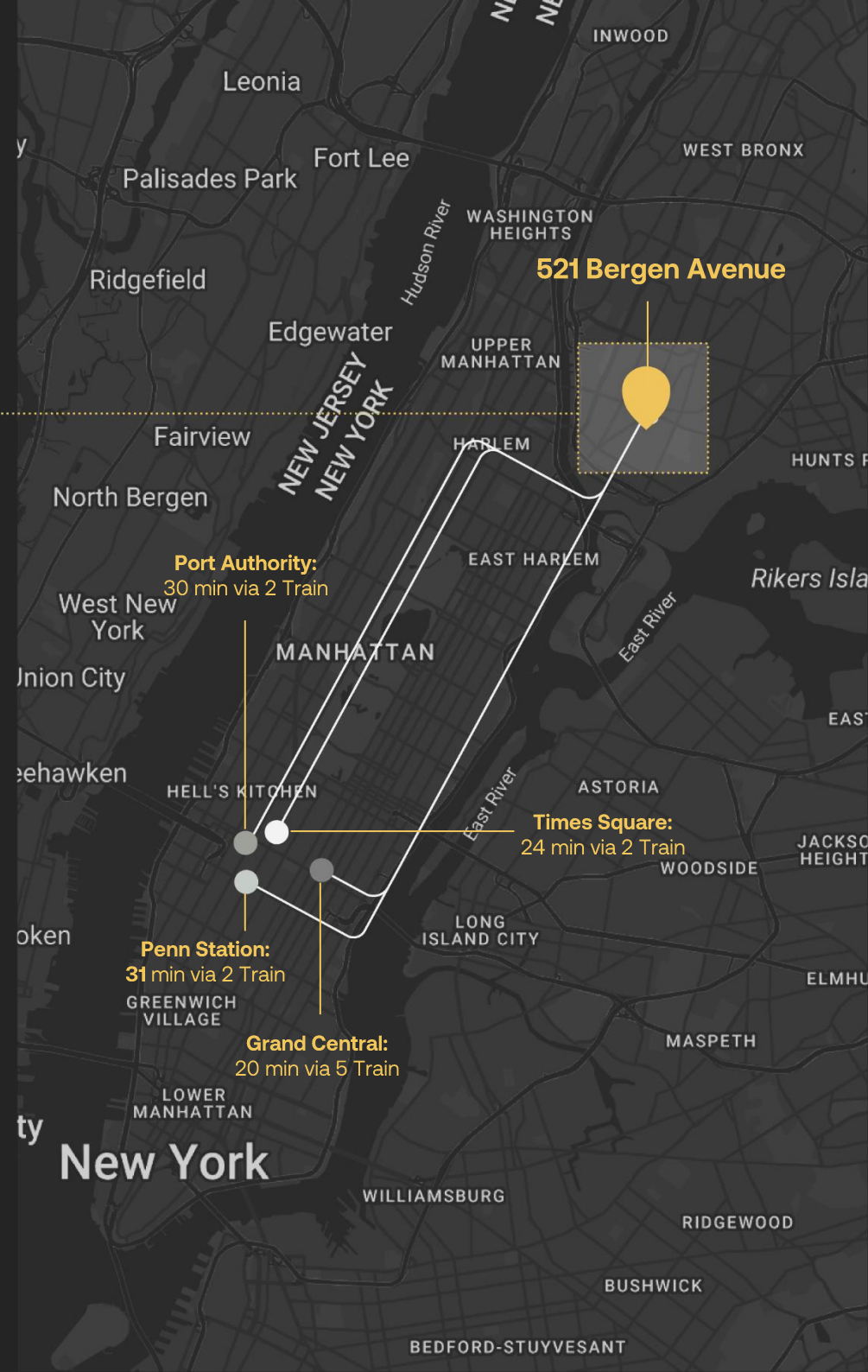
Bx15

Bx19

Bx21

Bx41

M125



Prime commuting location, with 2-minute access to bus stops and subway providing 30-minute access to Times Square, Penn Station, and Grand Central Station.

The New 521 Bergen Avenue Entire Building with 54,631 SF
Now Available for Lease

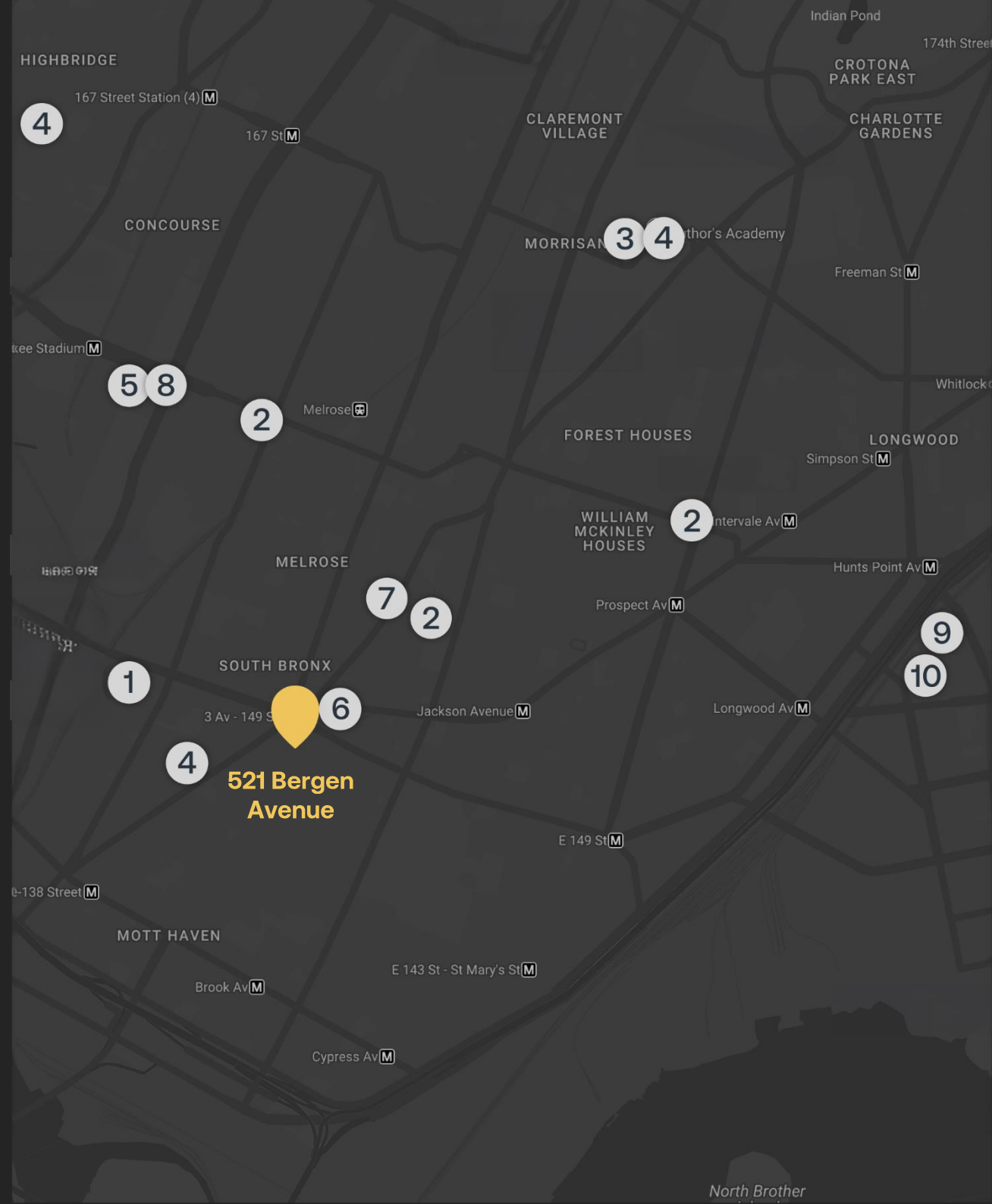
Area Overview: Local Demand Drivers

Hospitals / Medical Centers

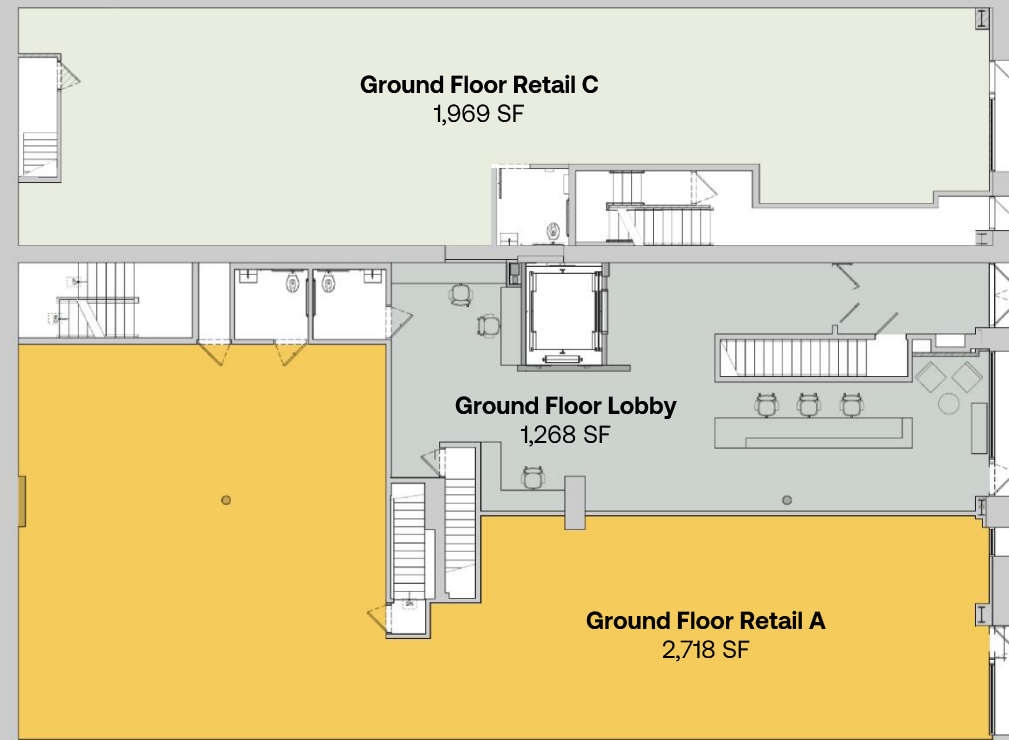
- 1 Lincoln Medical Center
- 2 Montefiore Medical Center
- 3 Fulton Family Medicine Center
- 4 BronxCare Health System

Government Agencies

- 5 Bronx Borough President Office
- 6 SOBRO (South Bronx Overall Economic Development Corporation)
- 7 Bronx Community Board 1
- 8 Bronx Overall EDC (Economic Development Corporation)
- 9 The POINT CDC (Community Development Center)
- 10 Bronx Human Resources Administration



Ground Floor Retail C
1,969 SF



Ground Floor Retail A
2,718 SF



Ground Floor Lobby
1,268 SF



- Ground Retail C
- Ground Retail A
- Lobby

Office Layout (Sample)

~8,650 SF



- Work station I
- Work station II
- Kitchenette
- Restrooms
- Lounge space

*Actual floor layouts may differ from depicted renderings



521 BERGEN AVENUE

Contact **BridgeRock Capital**

521Bergen@bridgerockcap.com
646.457.4775

DISCLAIMER

These materials and all information contained herein (the "Materials") have been prepared by 521 Bergen Properties, LLC ("Owner") and provided to you by Bridgerock Realty Advisors, LLC and its affiliates ("BridgeRock") for informational purposes only and in connection with your potential interest in leasing of the Property and/or any part thereof from the Owner. The Materials may not be relied upon for any other purpose. The information contained herein is not final and may be amended by the Owner or BridgeRock any time at their own choice and discretion. The Materials have been prepared to determine potential interest in the Property and reflect preliminary facts, terms and conditions, and any other information which are not representative for the purposes of making any decisions and do not constitute any form of offer or acceptance of offer to enter into any form of commercial agreement. Neither the Owner, nor BridgeRock assumes any obligation to update or otherwise revise these Materials or make them suitable for a particular purpose of their users. Neither the Owner, nor BridgeRock makes any representation or warranty, implied or explicit, as to the accuracy or completeness of the information contained herein. You further understand and agree that nothing contained in the Materials shall be relied upon as a promise or representation whether as to the past or future performance or any other characteristics of the Property referred to herein. Any images of the Property included in the Materials are for illustration purposes only and may not be an exact representation of the Property or any part thereof.



521 BERGEN AVENUE

Contact **BridgeRock Capital**

521Bergen@bridgerockcap.com
646.457.4775

DISCLAIMER

These materials and all information contained herein (the "Materials") have been prepared by 521 Bergen Properties, LLC ("Owner") and provided to you by Bridgerock Realty Advisors, LLC and its affiliates ("BridgeRock") for informational purposes only and in connection with your potential interest in leasing of the Property and/or any part thereof from the Owner. The Materials may not be relied upon for any other purpose. The information contained herein is not final and may be amended by the Owner or BridgeRock any time at their own choice and discretion. The Materials have been prepared to determine potential interest in the Property and reflect preliminary facts, terms and conditions, and any other information which are not representative for the purposes of making any decisions and do not constitute any form of offer or acceptance of offer to enter into any form of commercial agreement. Neither the Owner, nor BridgeRock assumes any obligation to update or otherwise revise these Materials or make them suitable for a particular purpose of their users. Neither the Owner, nor BridgeRock makes any representation or warranty, implied or explicit, as to the accuracy or completeness of the information contained herein. You further understand and agree that nothing contained in the Materials shall be relied upon as a promise or representation whether as to the past or future performance or any other characteristics of the Property referred to herein. Any images of the Property included in the Materials are for illustration purposes only and may not be an exact representation of the Property or any part thereof.