

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

**NOW AVAILABLE
FOR LEASE**

521 BERGEN AVENUE

Located at "The Hub", South Bronx





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Building Location & Availability

Available floors

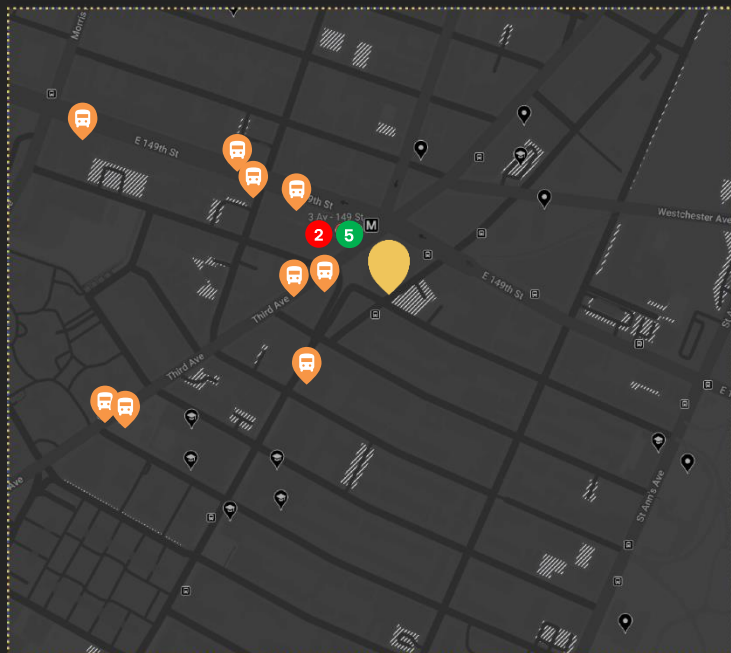
Entire 6 th Floor:	8,648 sf
Entire 5 th Floor:	8,648 sf
Entire 4 th Floor:	8,648 sf
Entire 3 rd Floor:	8,648 sf
Entire 2 nd Floor:	8,636 sf
1 st Floor:	7,328 sf
Basement:	4,075 sf
TOTAL	54,631 sf

Building Features:

- Property fully renovated in 2023
- Ground level high ceilings perfect for multipurpose use
- Flexible floor plan for school use / programming requirements
- Two blocks away from St. Mary's Park
- Energy Efficient HVAC systems
- Great access to public transit
- Elevator with 5,000 lb capacity
- High speed Verizon FIOS internet
- C4-4 Zoning (educational use, office, retail)

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Location & Transportation



MTA (2-minute walk)

2 Line **2**

5 Line **5**

Bus (2-minute walk)

Bx2

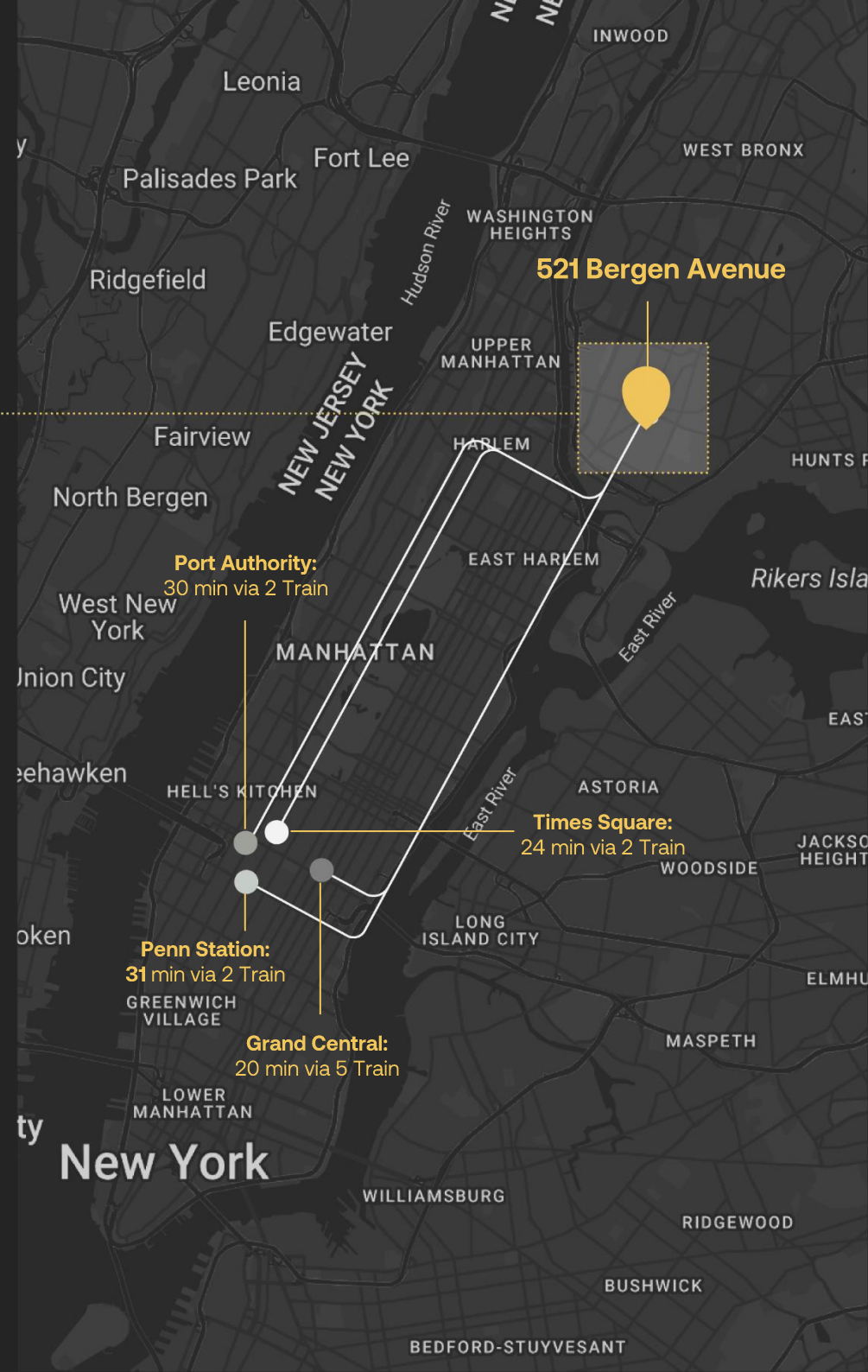
Bx15

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.

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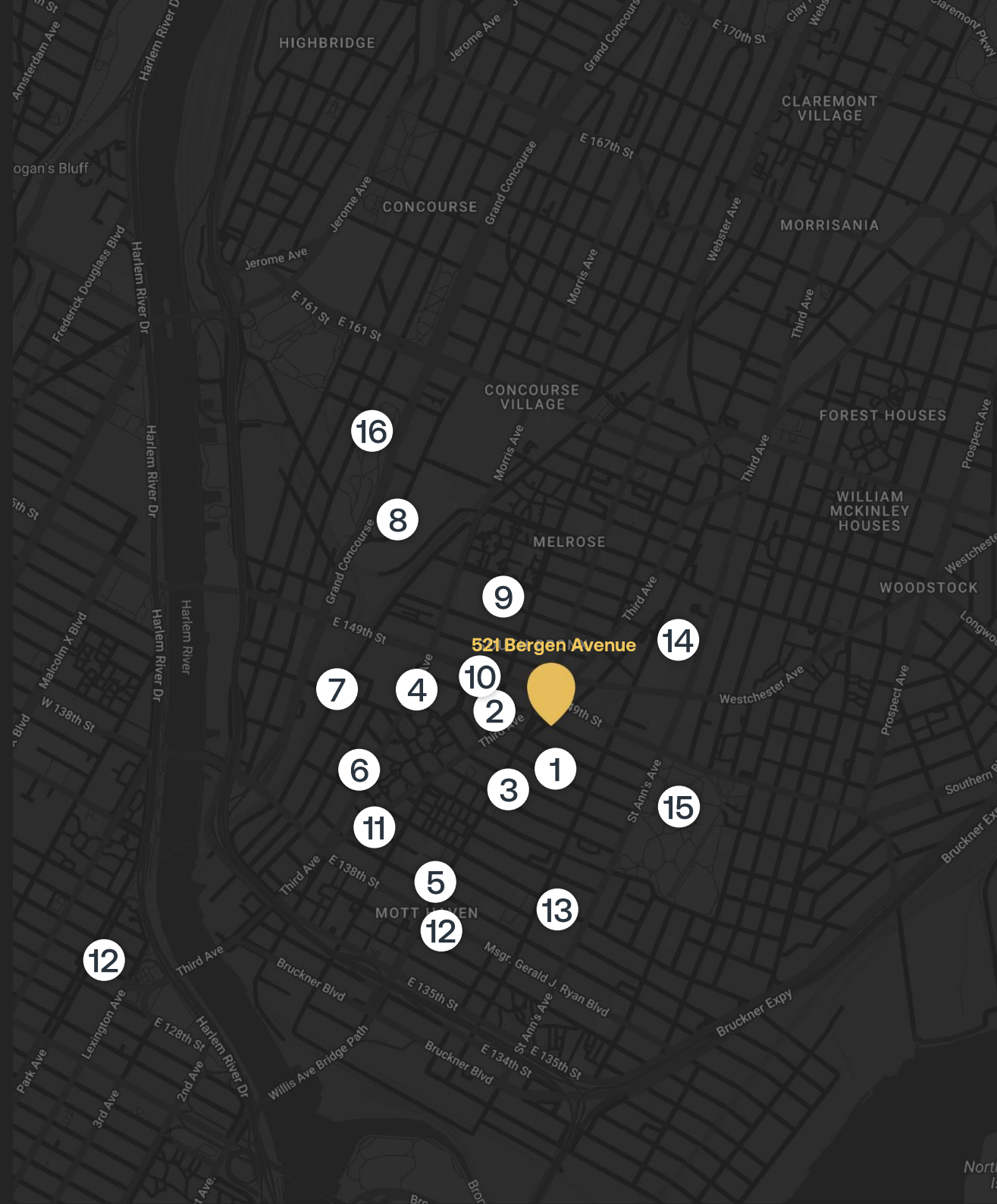
Area Overview: Local Demand Drivers

Schools

- 1 Brilla College Prep Elementary School
- 2 Brilla College Prep Middle School
- 3 Bronx Charter School for Children Elementary
- 4 P.S. 18
- 5 P.S. 49
- 6 Success Academy Charter School Bronx 1
- 7 KIPP NYC College Prep High School
- 8 KIPP Academy Elementary School
- 9 P.S. 1
- 10 Legacy College Prep Charter High School
- 11 Family Life Academy Charter School II
- 12 NYC Montessori Charter School
- 13 American Dream Charter School
- 14 University Heights Secondary School

Parks

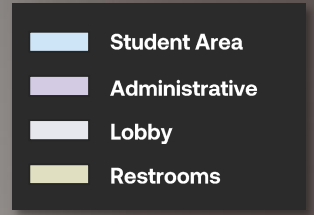
- 15 St. Mary's Park
- 16 Franz Sigel Park



Lobby Area



Multipurpose Room



*Actual floor layouts may differ from depicted renderings

Spacious Classroom

Current white-box floor space can accommodate buildouts according to school's custom specifications and needs.

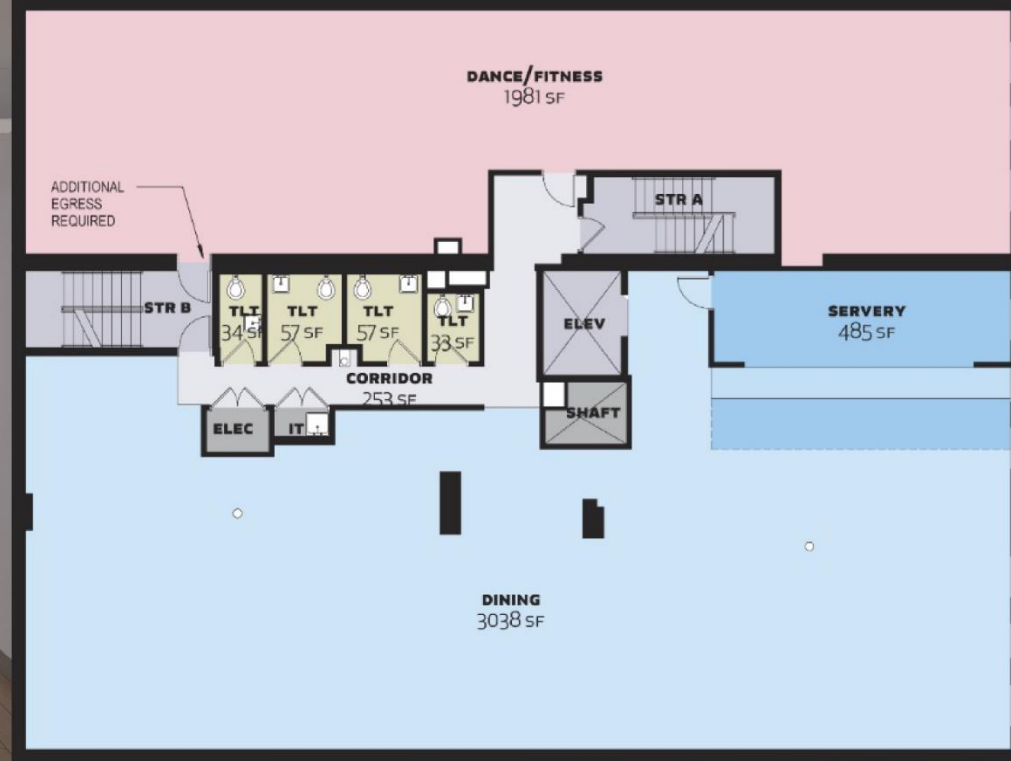


Classrooms

Specialty Rooms

Restrooms

*Actual floor layouts may differ from depicted rendering



Dance / Fitness Room & Cafeteria

Generous cafeteria space that can accommodate 200+ students



*Actual floor layouts may differ from depicted renderings



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Contact **BridgeRock Capital**

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646.457.4775

DISCLAIMER

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