521 Bergen Avenue
45,727 SF Available

# NOW AVAILABLE FOR LEASE

**521 BERGEN AVENUE**
Located at “The Hub”, South Bronx

JLL

521 Bergen Avenue 45,727 SF **Now Available for Lease**

# Building Location & Availability

## Available floors

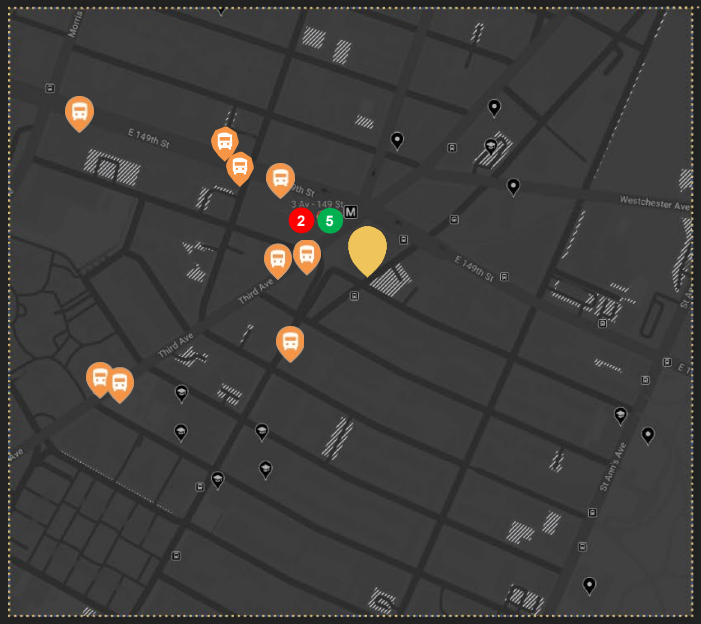
| | | |
|---|---|---|
| Entire 6th Floor: | 8,648 sf | |
| ~~Entire 5th Floor:~~ | ~~8,648 sf~~ | Leased |
| Entire 4th Floor: | 8,648 sf | |
| Entire 3rd Floor: | 8,648 sf | |
| Entire 2nd Floor: | 8,636 sf | |
| 1st Floor: | 7,969 sf | |
| Basement: | 3,178 sf | |
| **TOTAL** | **45,727 sf** | |

## Building Features:

- Property fully renovated in 2023
- Three 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)

JLL

# Location & Transportation



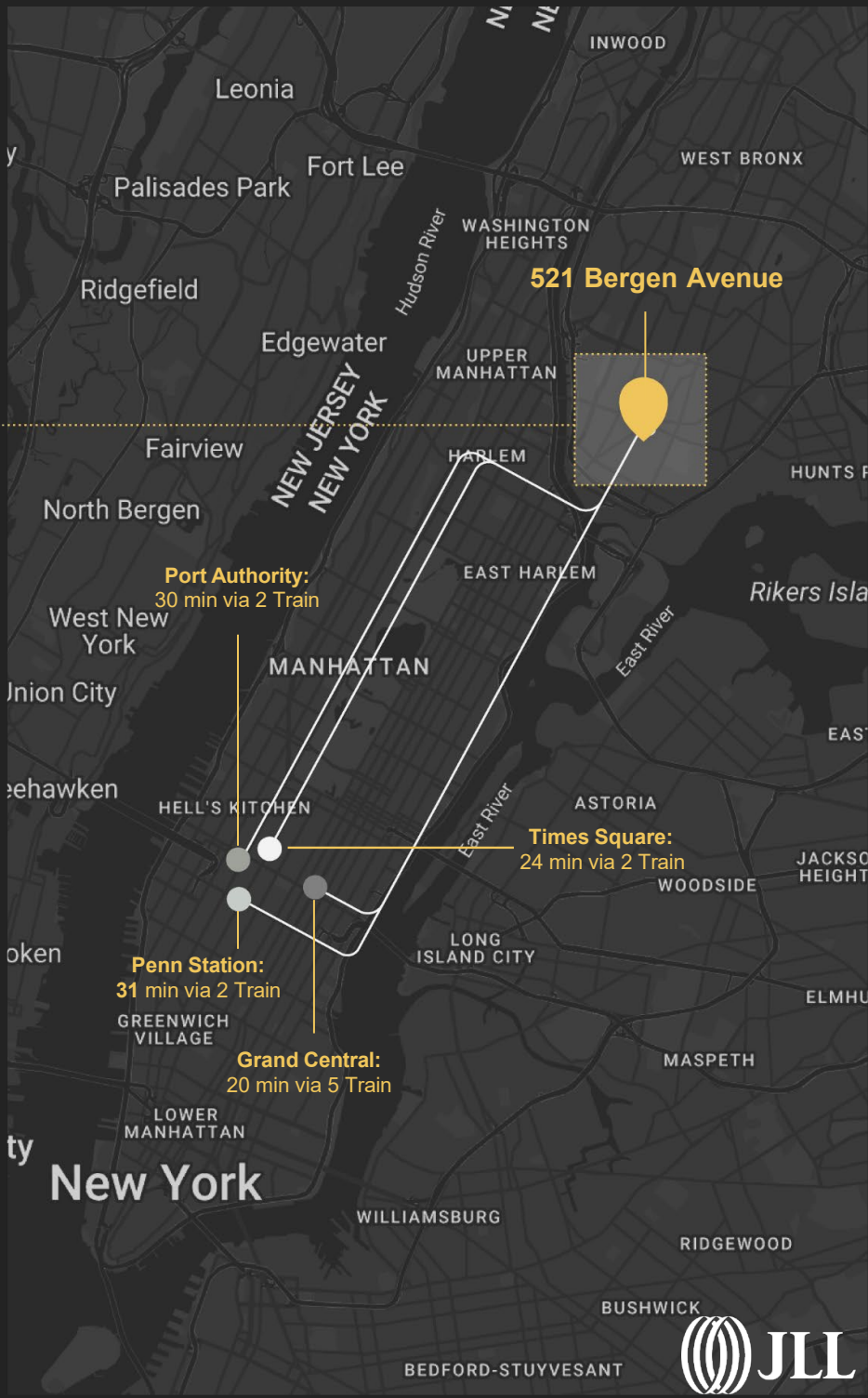

**MTA (2-minute walk)**

| | |
|---|---|
| 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.



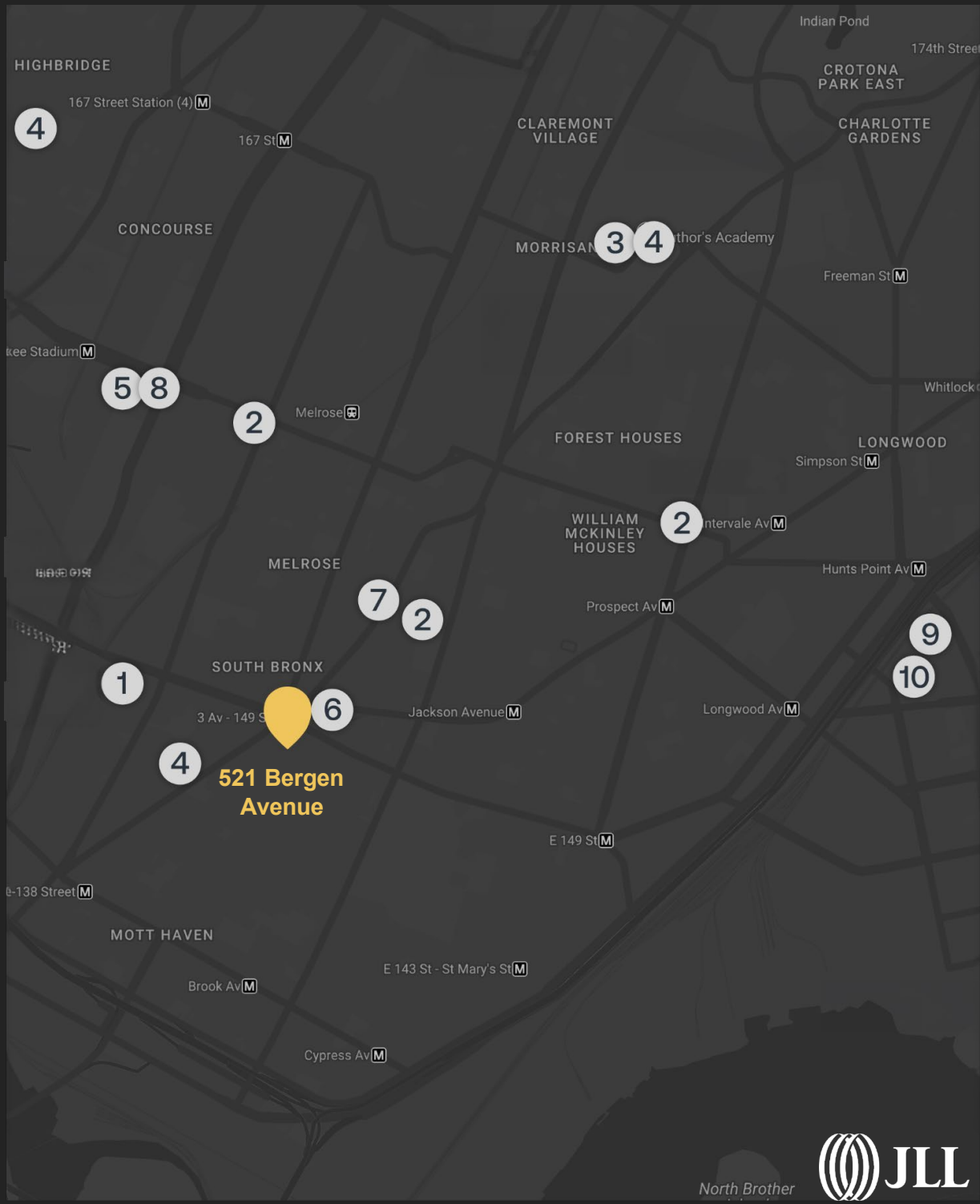
# Area Overview: Local Demand Drivers

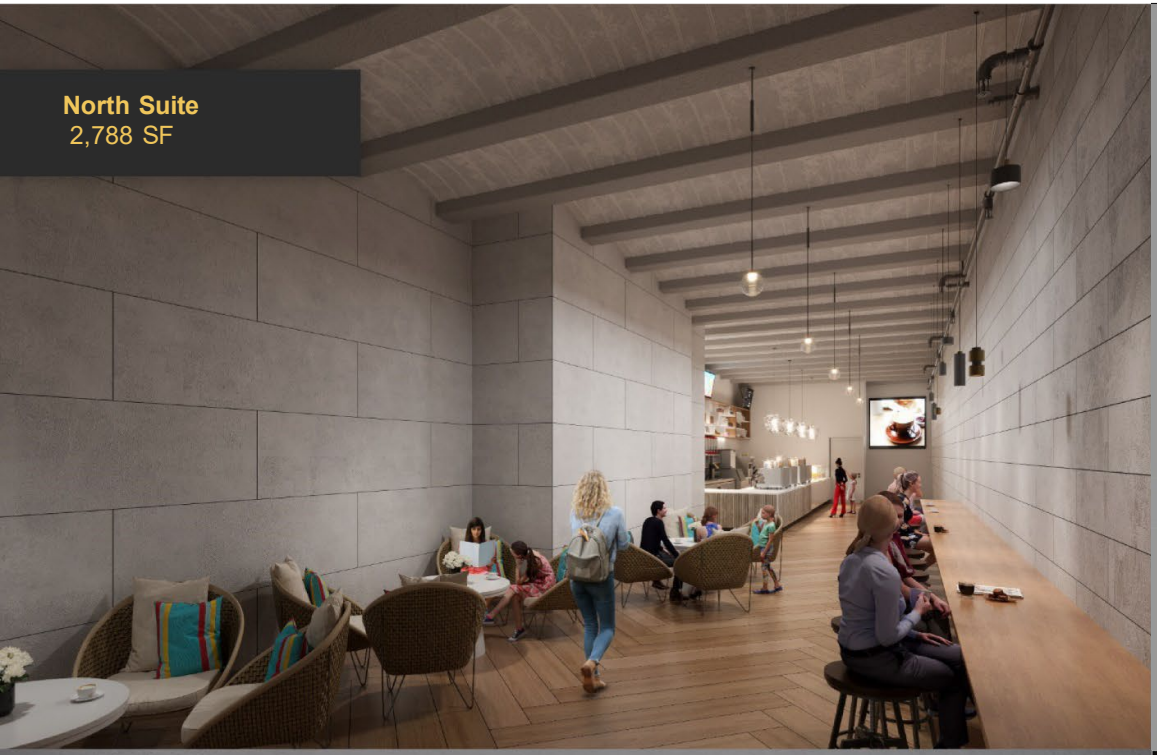
**Hospitals / Medical Centers**

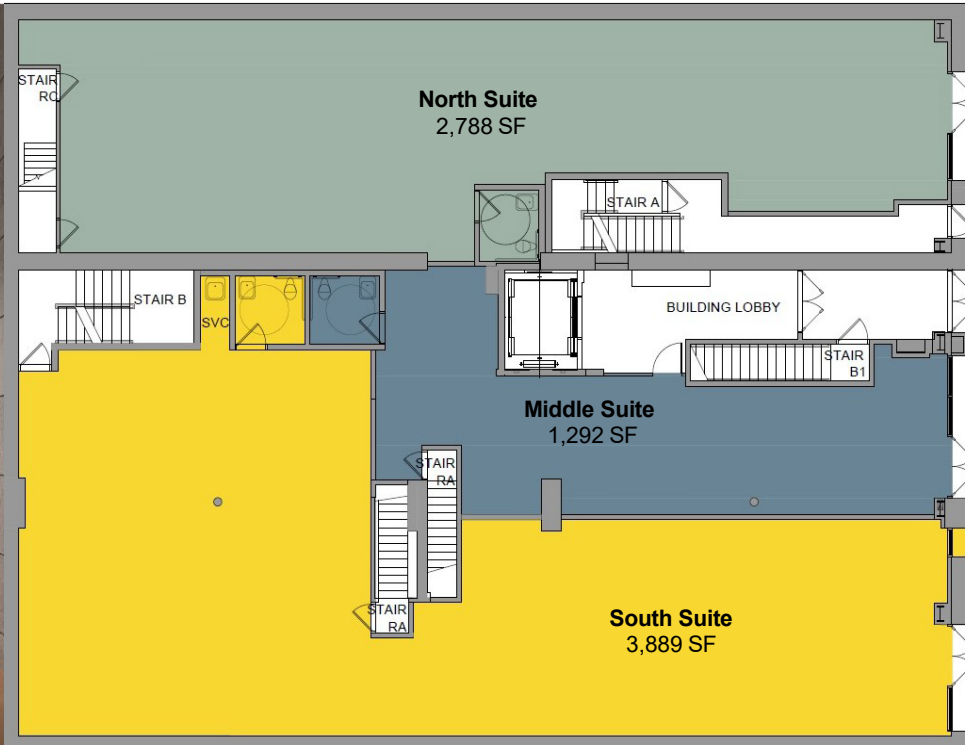
| | |
|---|---|
| 1 | Lincoln Medical Center |
| 2 | Montefiore Medical Center |
| 3 | Fulton Family Medicine Center |
| 4 | BronxCare Health System |

**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 |



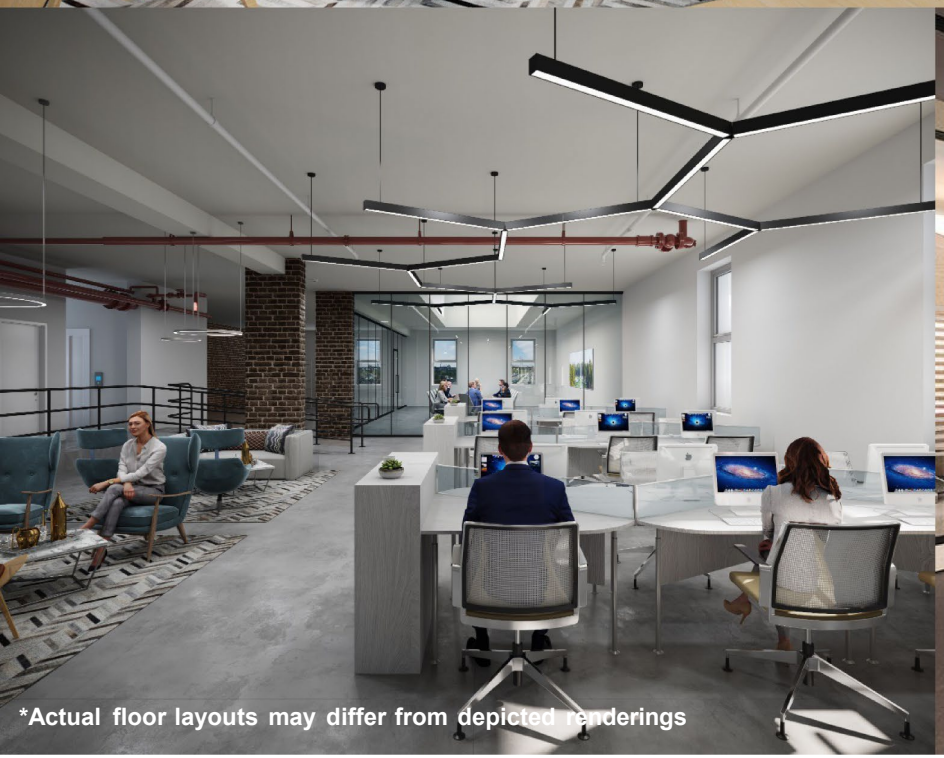

North Suite
2,788 SF

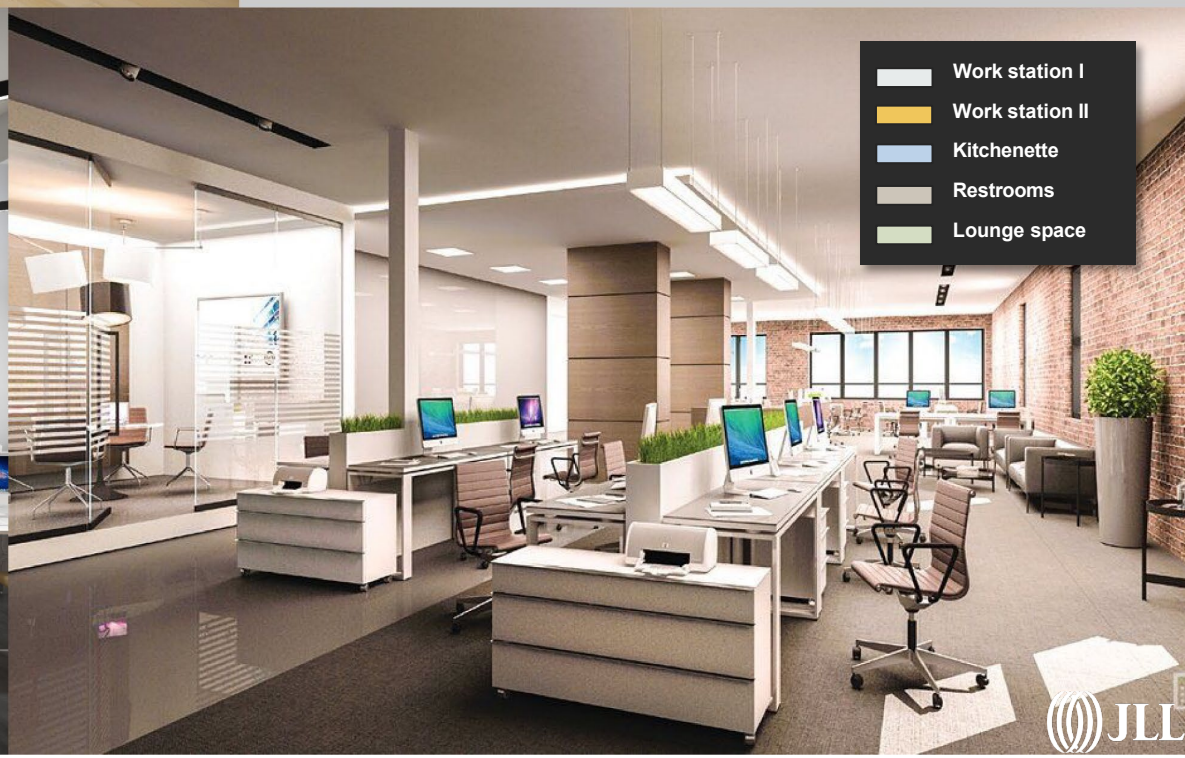

North Suite
2,788 SF
STAIR RC
STAIR A
STAIR B
SVC
BUILDING LOBBY
STAIR B1
Middle Suite
1,292 SF
STAIR RA
STAIR RA
South Suite
3,889 SF

South Suite
3,889 SF

Middle Suite
1,292 SF
North Suite
Middle Suite
South Suite
JLL

Office Layout (Sample)
~8,650 SF


*Actual floor layouts may differ from depicted renderings


Work station I
Work station II
Kitchenette
Restrooms
Lounge space
JLL

# 521 BERGEN AVENUE

**Jones Lang LaSalle Brokerage, Inc. | 330 Madison Avenue New York, NY 10017**

DISCLAIMER
Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.

# 521 BERGEN AVENUE


**Contact:**

**HENRY WARNER**
+1 212 812 6453
henry.warner@am.jll.com

**EDWARD DITOLLA**
+1 212 812 5922
edward.ditolla@am.jll.com

**WILLIAM KORCHAK**
+1 212 812 5818
william.korchak@am.jll.com

**ELLEN HERMAN**
+1 212 418 2652
ellen.herman@jll.com

**AL GUTIERREZ**
+1 203 399 1387
al.gutierrez@jll.com

**Jones Lang LaSalle Brokerage, Inc. | 330 Madison Avenue New York, NY 10017**



DISCLAIMER
Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.