

# BRUCKNER BUILDING

2417 THIRD AVENUE

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MOTT HAVEN, BRONX

BRUCKNER BUILDING

2417

## 2417 THIRD AVENUE

MOTT HAVEN, BRONX | Corner of Third Avenue and East 134<sup>th</sup> Street

OFFICE FOR LEASE



PROPERTY INFORMATION

### APPROXIMATE SIZE

Suite #402: 2,700 SF  
Suite #404: 1,105 SF  
Suite #405: 1,091 SF  
Suite #409: 2,300 SF  
Suite #600: 9,264 SF  
Suite #601: 5,432 SF (Can be combined with Suite 600)  
Suite #802: 1,324 SF  
Suite #806: 2,170 SF  
Suite #813: 1,154 SF

### ASKING RENT

Upon Request

### POSSESSION

Immediate

### TERM

1-15 Years

### FRONTAGE

150+ FT

### COMMENTS

- Entire building recently underwent remodel and reconstruction
- Elevators to each floor
- Floor-to-ceiling windows on each floor
- Beam-free ceilings reaching 11 FT high
- Minimal column intrusions
- Expansive views of Manhattan
- Massive building signage opportunity

### NEIGHBORS

Filtered Coffee • The Stillhouse Group  
• Mott Haven Bar & Grill • Comfort Inn • Oze Tavern • Nicks Blue Diner  
• La Grata • Wallworks New York

### TRANSPORTATION

4 5 6

### JAMES FAMULARO

President

### NOAM AZIZ

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### ARIEL ILIAN

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RETAIL LEASING

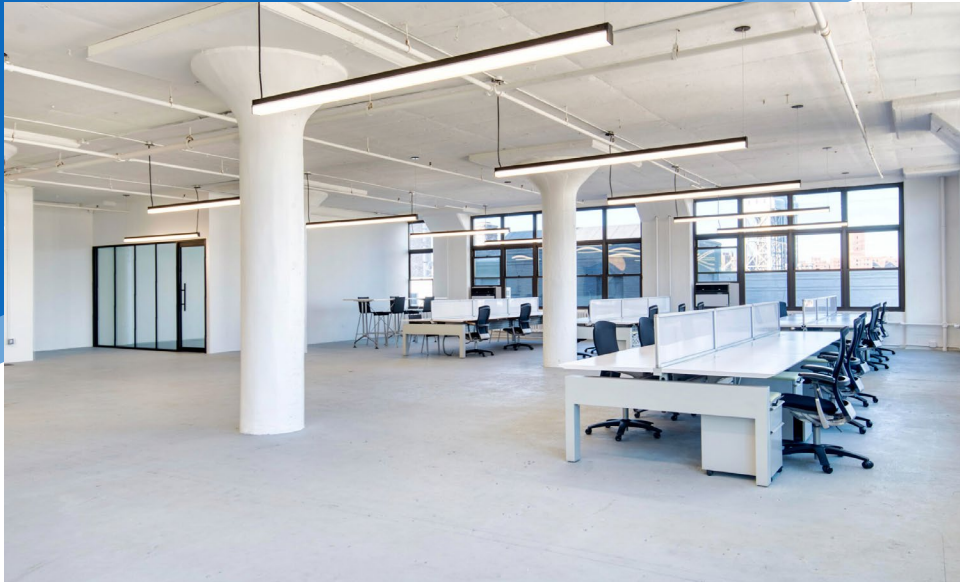
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OFFICE FOR LEASE



INTERIOR

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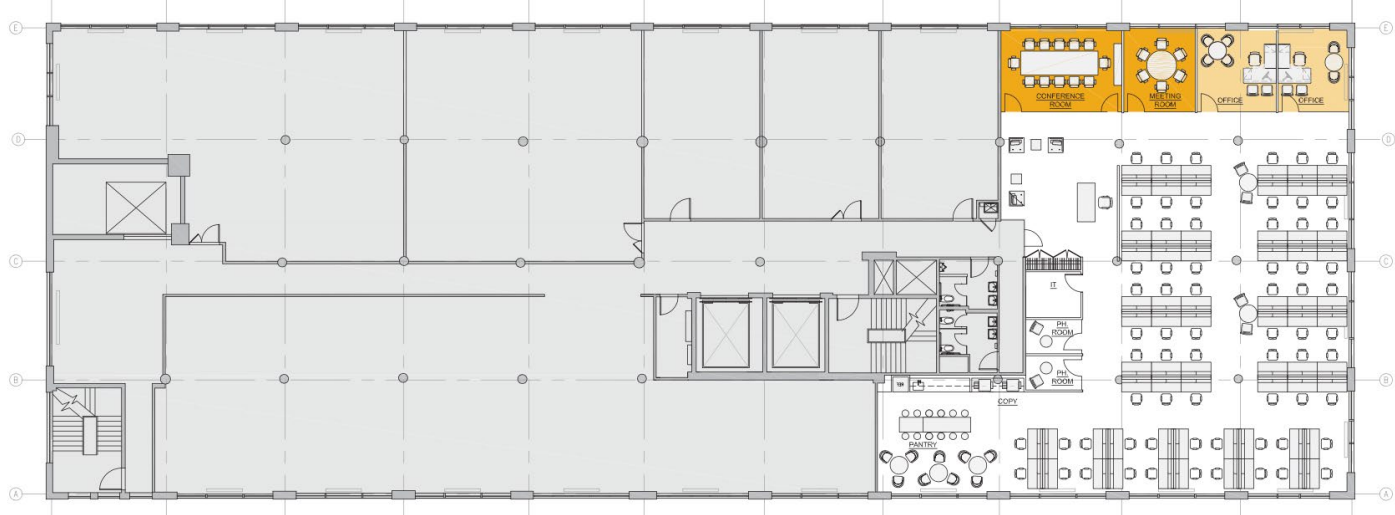
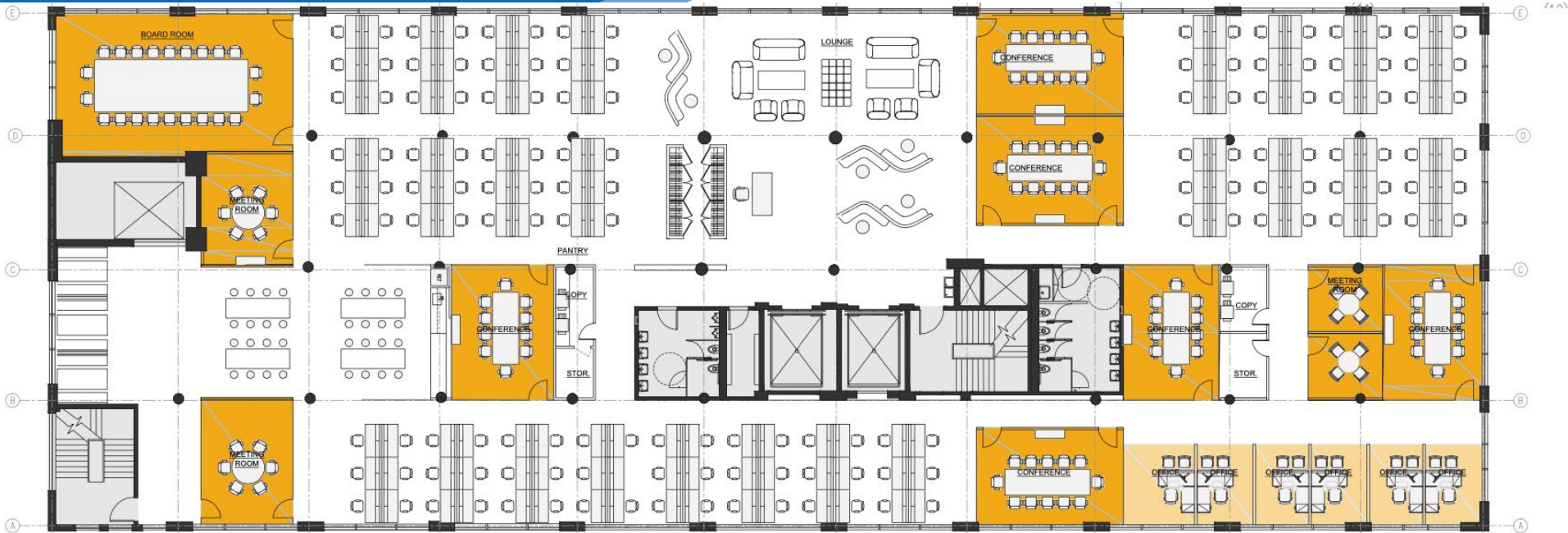
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FLOOR PLANS



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