

# 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~~ Leased

~~Suite #404: 1,105 SF~~ Leased

~~Suite #405: 1,091 SF~~ Leased

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~~ Leased

#### 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
- Earned EPA's Energy Star

#### 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

#### NOAM AZIZ

Senior Director

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Associate

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#### DARREN ZAR

ZG Capital

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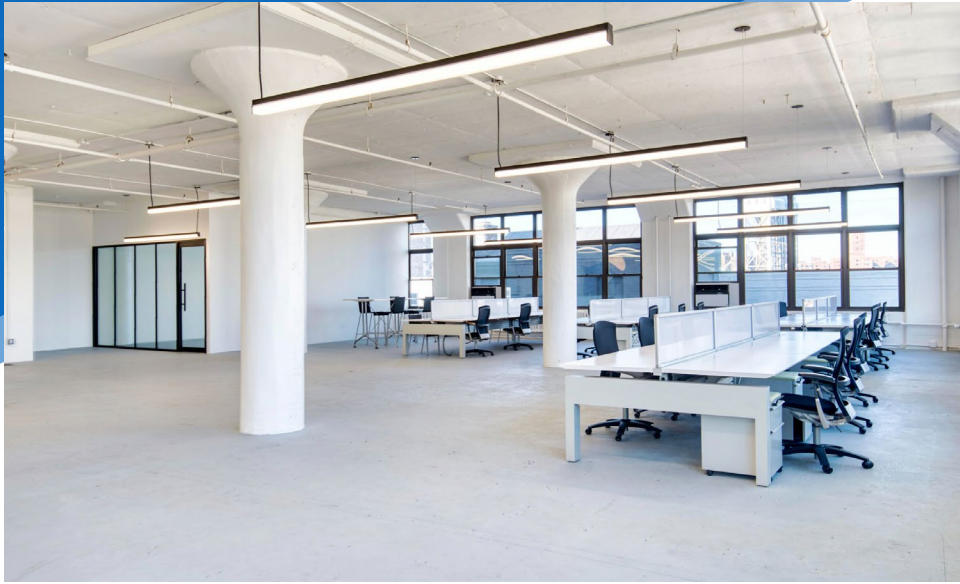


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MOTT HAVEN, BRONX | Corner of Third Avenue and East 134<sup>th</sup> Street

OFFICE FOR LEASE



INTERIOR

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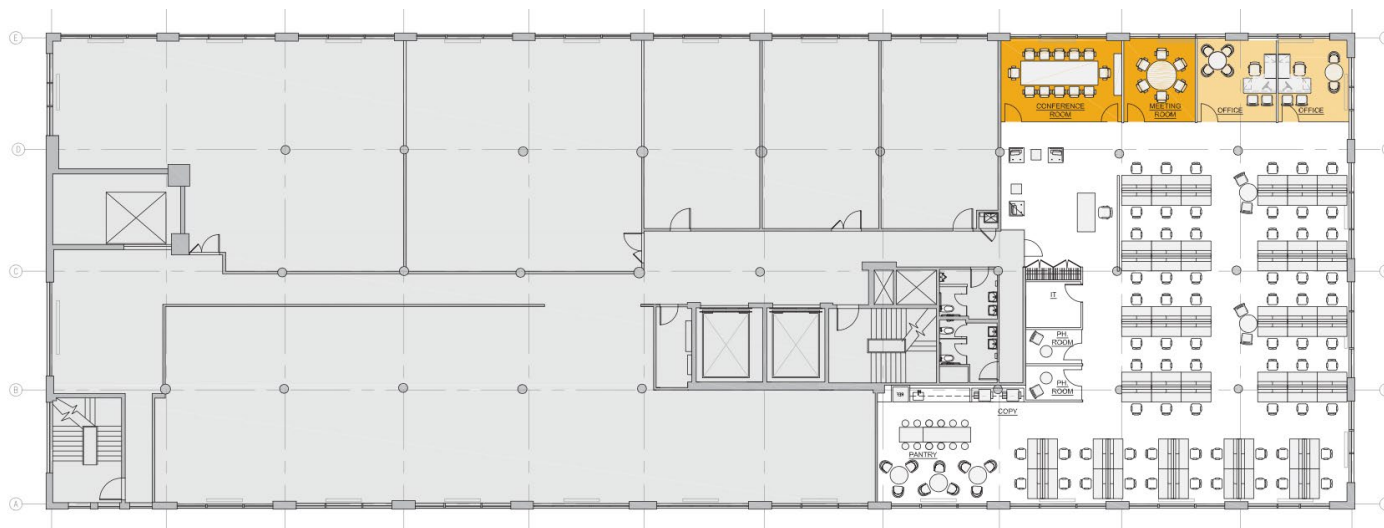
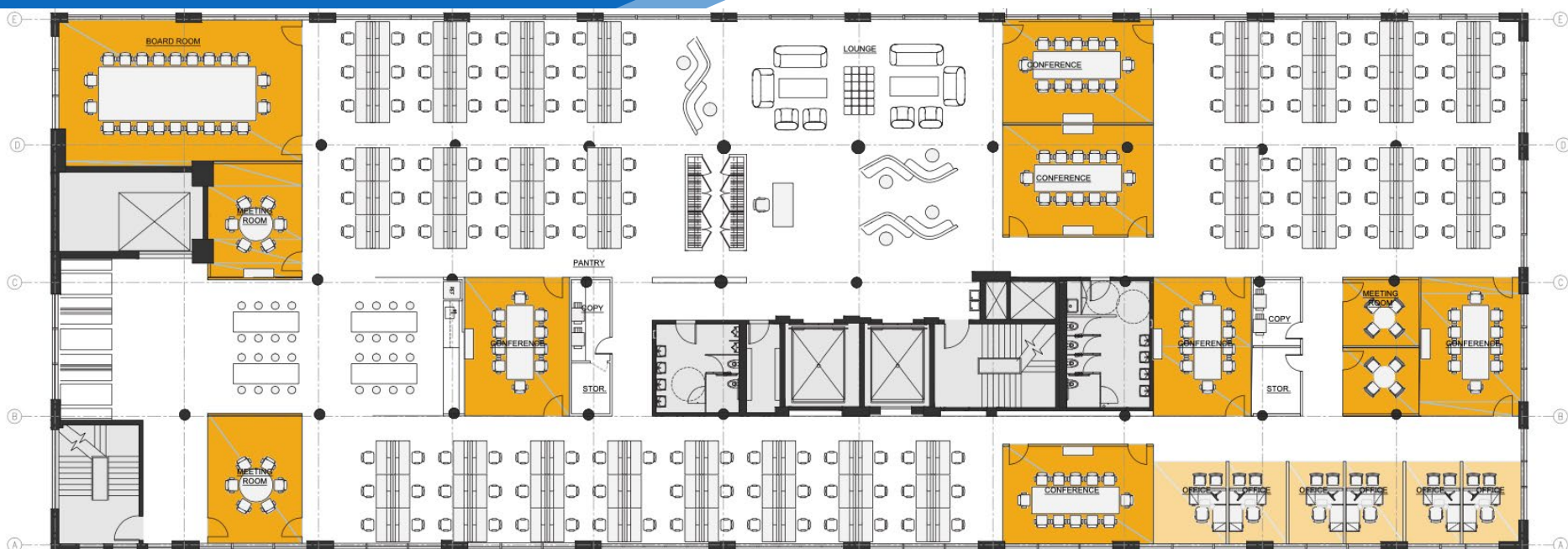
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FLOOR PLANS



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