



1217-1221  
Spofford Ave

Rendering - View of Building 2B from the Public Plaza

**1217-1221 SPOFFORD AVENUE - COMMUNITY FACILITY SPACE - 1,348 SF & 4,246 SF UNITS - CAN BE COMBINED**



For further information and/or inspection contact:

**Ben Waller | Partner**

Licensed Assoc. Real Estate Broker  
212.400.9515 | [bwaller@absre.com](mailto:bwaller@absre.com)

**Brazos Ebner | Associate**

Licensed Real Estate Salesperson  
212.400.6088 | [brazos@absre.com](mailto:brazos@absre.com)

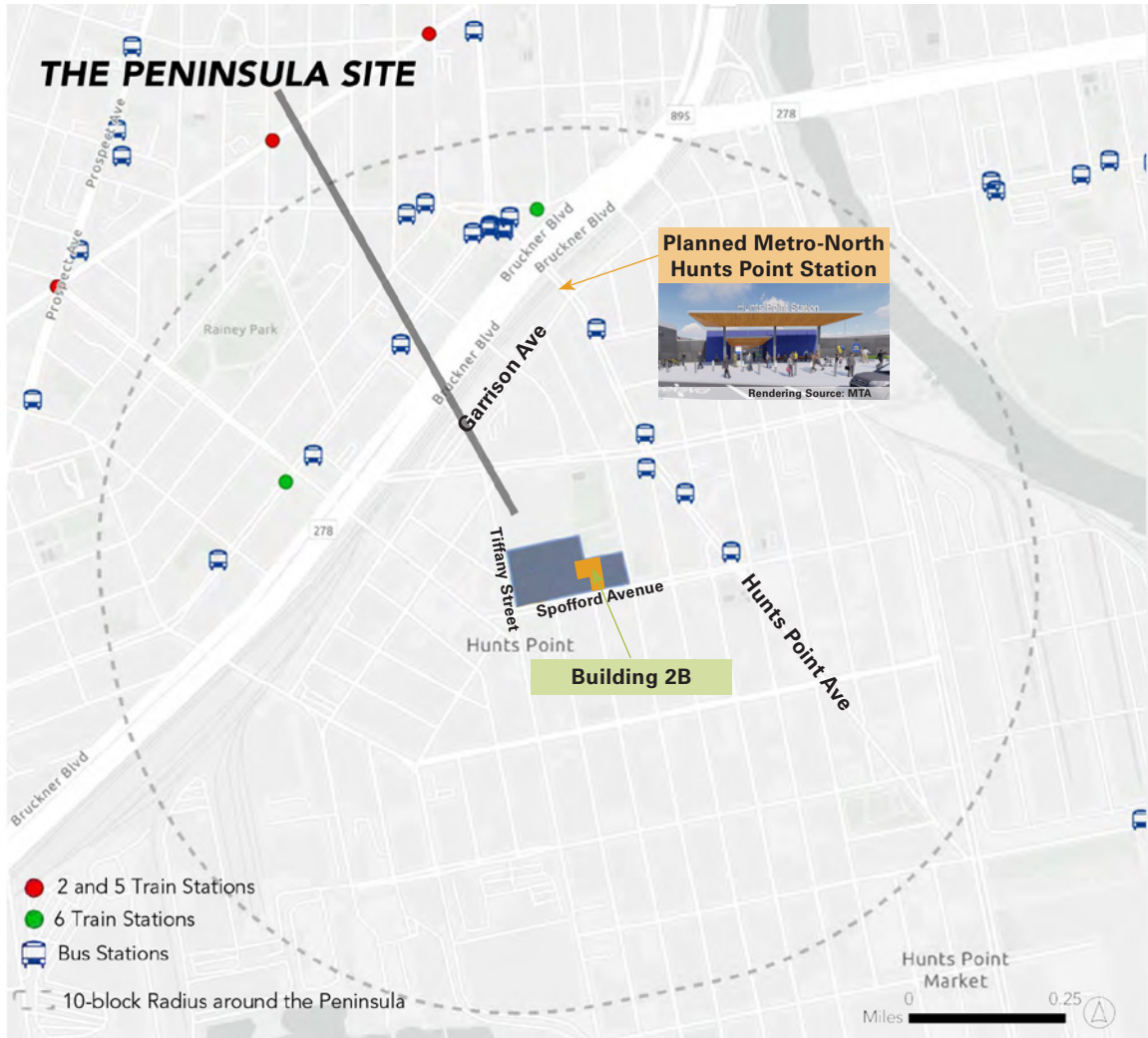
# The Peninsula Overview

The Peninsula is a 5-building, 3-phase development, with Phase I completed in 2022, Phase II to be completed in 2026, and anticipated completion of Phase III in 2029. The new live-work community is expected to create permanent jobs in growing sectors of the South Bronx economy. The Peninsula is a dramatic re-imagining of the former Spofford Juvenile Detention Facility into a vibrant, mixed-use campus and a light industrial building home to small start-up and growing manufacturing businesses.



**Newly Constructed 135-unit Mixed-use Building in the Heart of the Hunts Point Peninsula**

# Transportation Facts

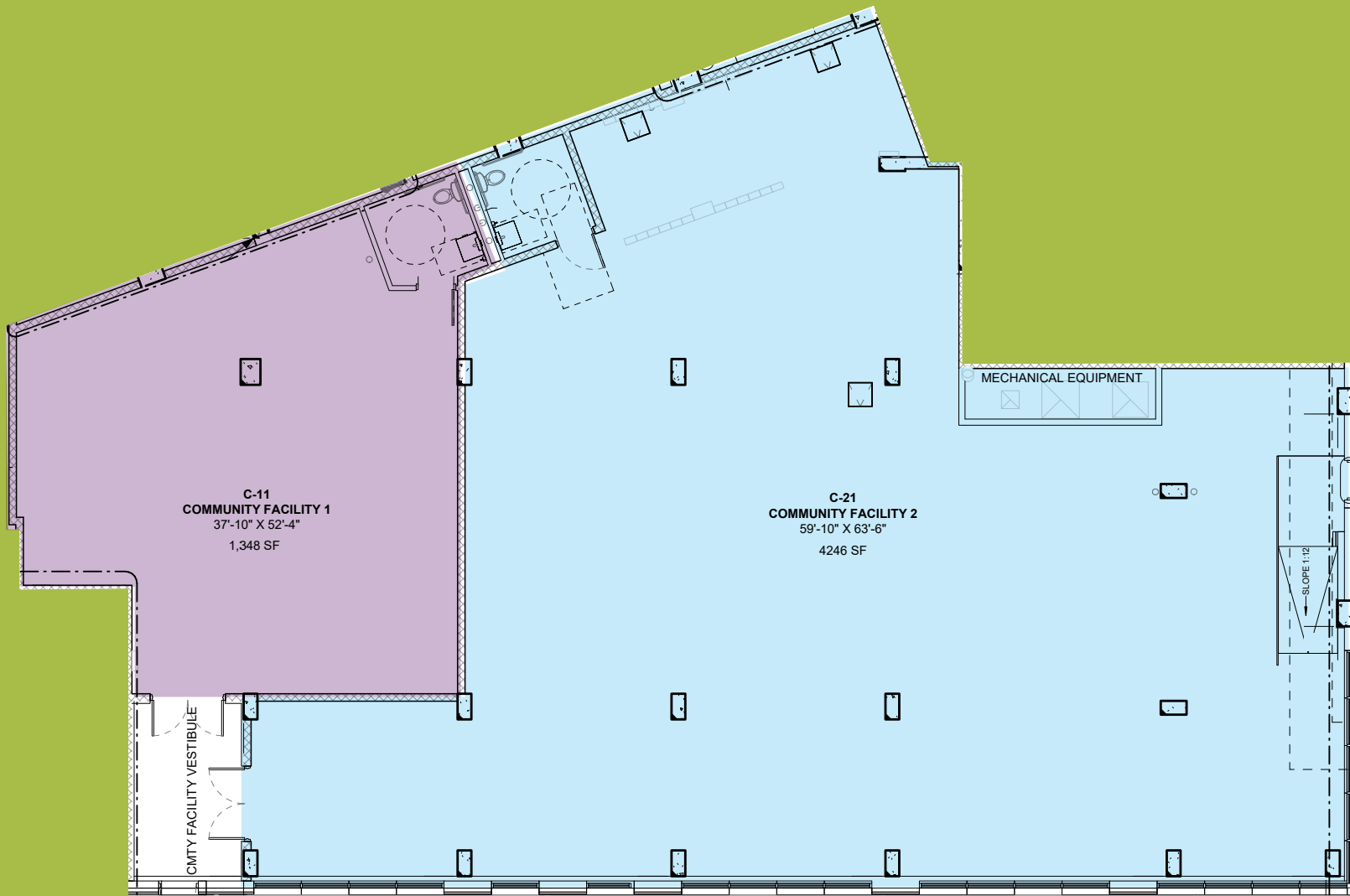


- 5 subway stops within 15 minutes walking distance (2, 5 & 6 trains)
- Neighborhood serviced by 11 bus routes (BxM7-11, Bx4, Bx17, Bx19, SBS6)
- 5 minutes to the Bruckner Expressway (by car)
- 10 minutes to the RFK Bridge (by car)
- 15 minutes to the Bronx River Parkway (by car)
- 20 minutes to Whitestone and Throgs Neck Bridges (by car)
- 25 minutes to midtown Manhattan (by car)
- 35 minutes to lower Manhattan (by car)
- 45 minutes to Downtown Brooklyn (by car)
- 20 minutes to Astoria, Queens (by car)
- 35 minutes to Long Island City (by car)

The project is an 8-Minute drive from the 60-acre, 7-building Hunts Point Cooperative Market, whose 2,400 employees distribute more than 1.1 billion pounds of meat and meat products to NYC and the Tri-State area.

As part of its Penn Station Access project, the MTA is building the Hunt's Point Metro-North Station on Hunts Point Avenue by Garrison Avenue. Upon its estimated 2030 completion, the station will not only provide new rail service for New Yorkers living and working in the East Bronx to Penn Station, but it will also create a direct Metro-North connection from Manhattan's West side to the Bronx, Westchester, and Connecticut.

# Floor Plan



Floor Plan not to scale, for display purposes only

**White Box Community Facility Space - 1,348 SF & 4,246 SF Units**  
**Units can be combined to create 5,594 SF total**



ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

**Community Space Available - 5,594 SF total if combined:**

Unit 1 : 1,348 SF

- White box space with 10'-8" ceiling height from floor finish to underside slab
- (1) ADA accessible private restroom

Unit 2 : 4,246 SF

- White box space with 10'-8" ceiling height from floor finish to underside slab
- (1) ADA accessible private restroom

**Units include:**

- Overhead lighting, cement floors and HVAC, telecom/internet connection
- Commercial-grade electric and cold water supply to unit
- Gas service available for connection, grease waste stub out and floor drains
- All utilities sub-metered to the space (water, gas, electric and heat)
- Possession Q3 2026

**Building Features:**

- Security cameras connected directly to local police precinct and management
- Coordinated trash, recycling, and compost pickup

**Rent:** Call or email for information





For further information and/or inspection contact exclusive broker:

**Ben Waller**

Partner

212.400.9515

[bwaller@absre.com](mailto:bwaller@absre.com)

**Brazos Ebner**

Associate

212.400.6088

[brazos@absre.com](mailto:brazos@absre.com)

ABS Partners Real Estate • 200 Park Avenue South, 10th Floor, New York, NY 10003 • 212.400.6060 • [www.absre.com](http://www.absre.com)