



521 Bergen Avenue
26,787 SF Available

NOW AVAILABLE FOR LEASE

521 BERGEN AVENUE
Located at "The Hub", South Bronx





521 Bergen Avenue 26,787 SF Now Available for Lease

Building Location & Availability

Available floors

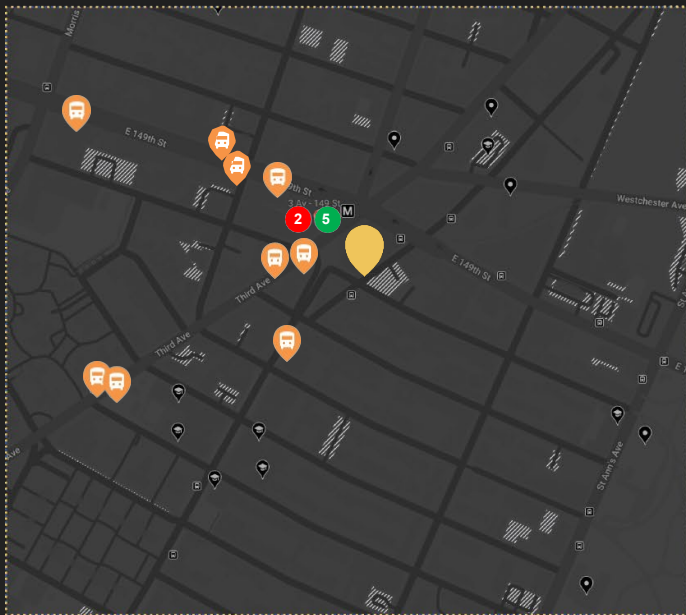
Entire 6 th Floor:	8,648 sf	Leased
Entire 5 th Floor:	8,648 sf	Leased
Entire 4 th Floor:	8,648 sf	
Entire 3 rd Floor:	8,648 sf	
Entire 2 nd Floor:	8,636 sf	
1 st Floor:	7,969 sf	Leased
Basement:	855 sf	
TOTAL	26,787 sf	

Building Features:

- Property fully renovated in 2023
- 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)



Location & Transportation



MTA (2-minute walk)

2 Line **2**

5 Line **5**

Bus (2-minute walk)

Bx2

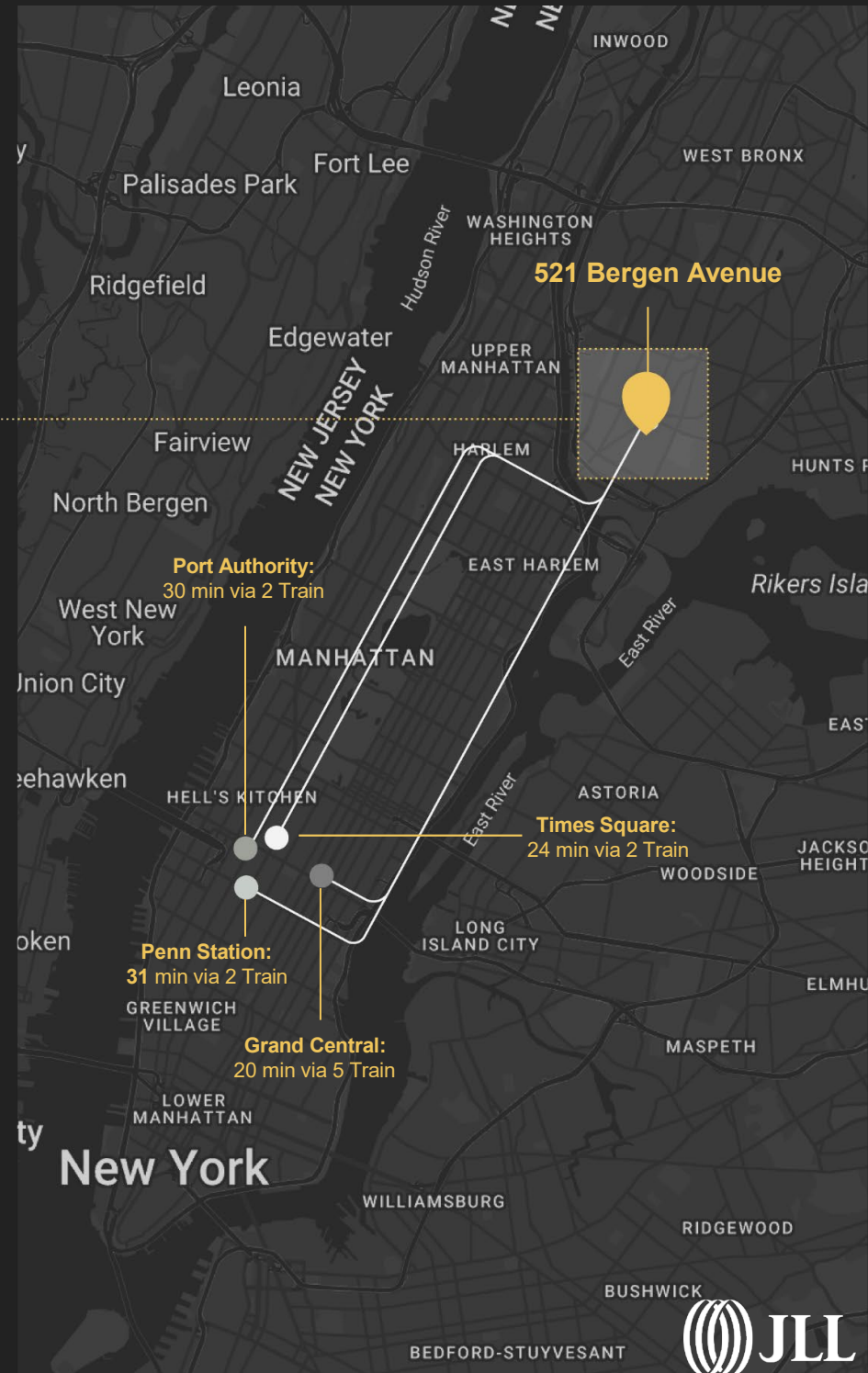
Bx15

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.

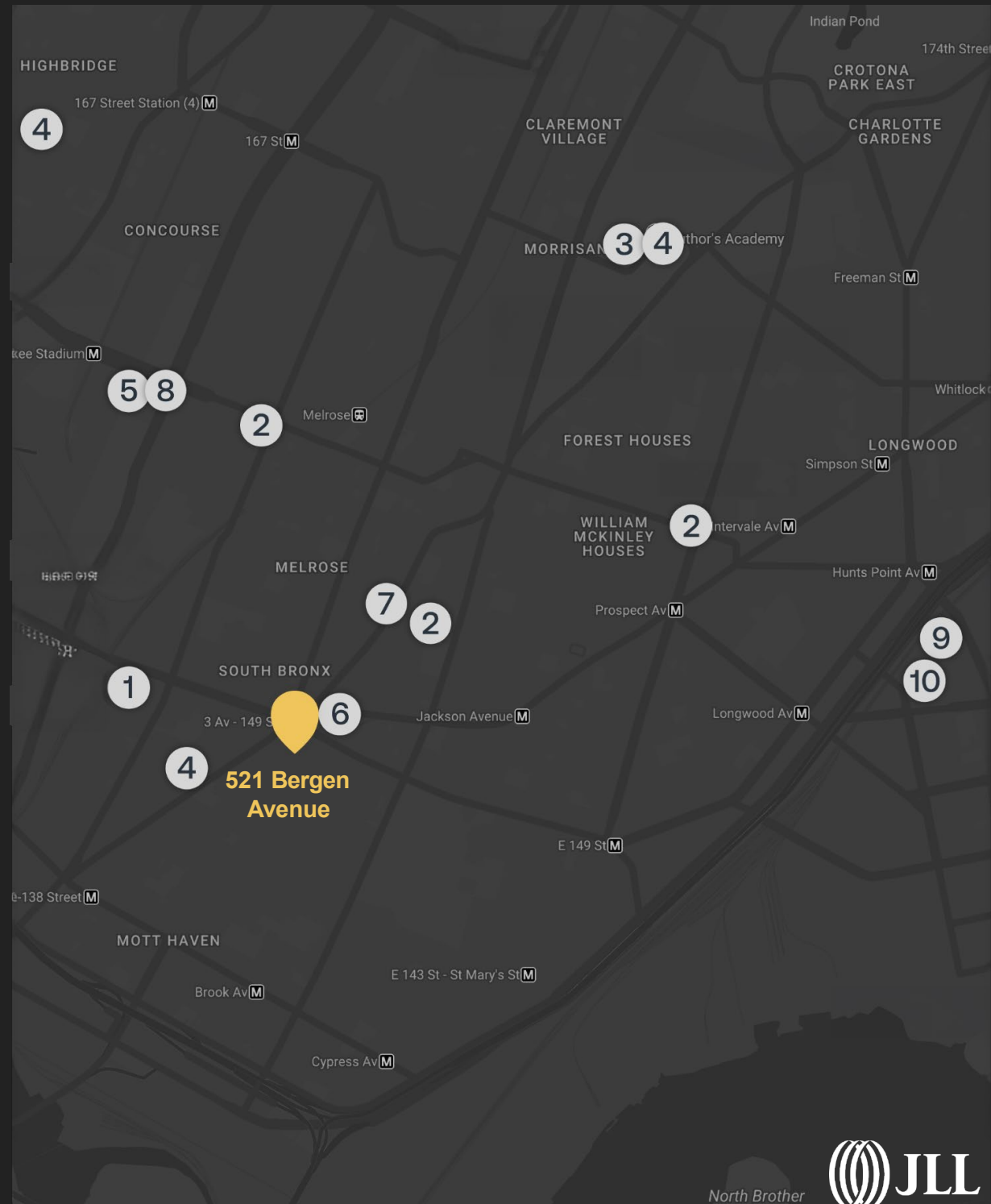
Area Overview: Local Demand Drivers

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



Office Layout (Sample)
~8,650 SF



- Work station I
- Work station II
- Kitchenette
- Restrooms
- Lounge space

*Actual floor layouts may differ from depicted renderings



521 BERGEN AVENUE



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

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