

40 BRUCKNER BOULEVARD, BRONX, NY 10454

FOR LEASE

16,100 SF BRUCKNER HOUSE RETAIL SPACES

New Development Mott Haven



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PROPERTY SUMMARY

LOCATION

Located in the Mott Haven neighborhood of the Bronx.

HIGHLIGHTS

- Brand New Mott Haven Development
- The Landlord Will Build to Suit

SPACE DETAILS

- Space A: 3,713 SF – Retail
- Space B: 5,381 SF – Retail
- Space C: 2,709 SF – Retail
- Space D: 3,583 SF – Retail
- Space E: 706 SF – CF

TRANSPORTATION

 Train at 3rd Avenue – 138th Street

 Bus Line

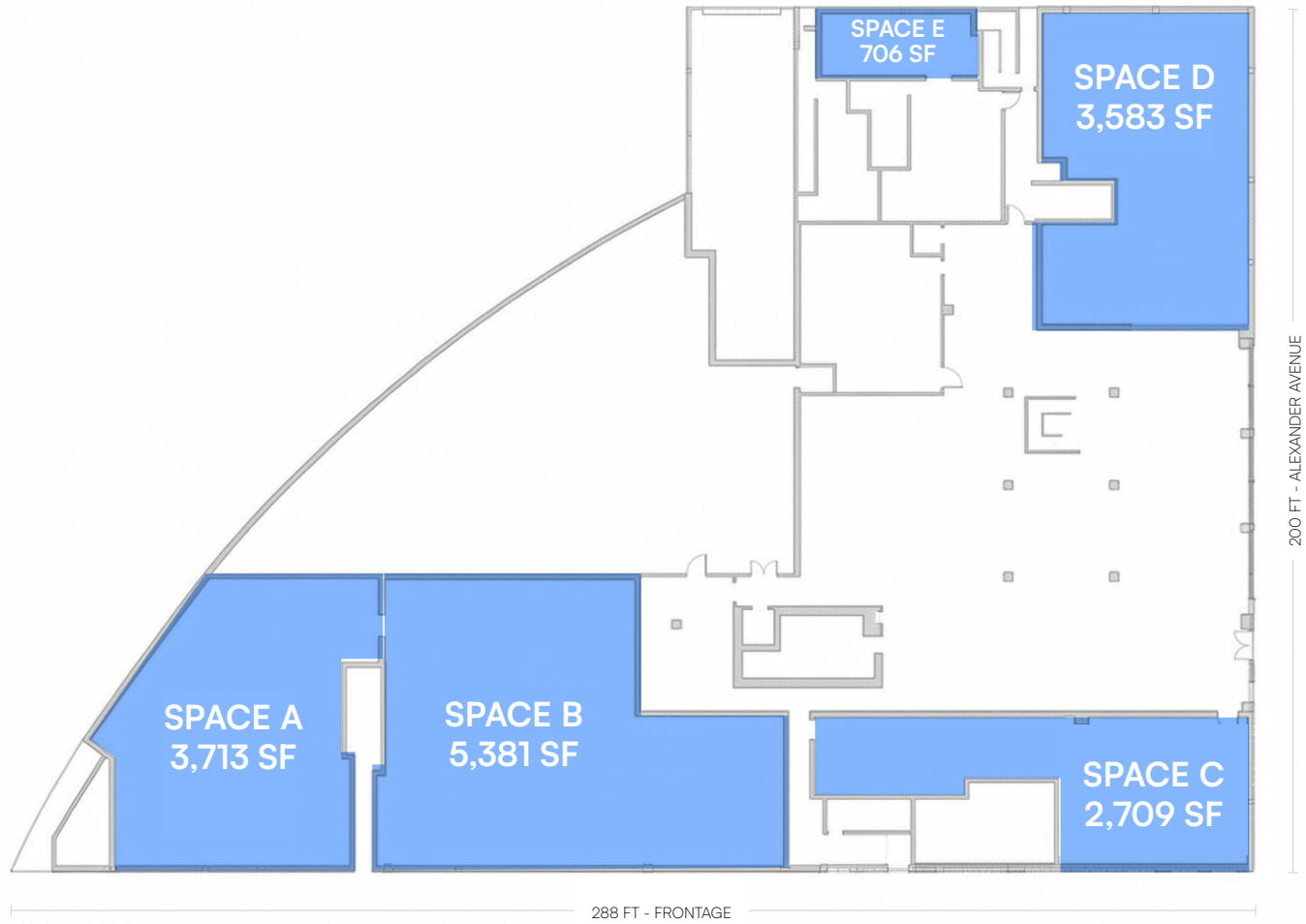
NEIGHBORS

McDonald's, 787 Coffee, Speedway, Dunkin', Amoco, Bar 47, Rite Aid, Dollar Tree, FoodFest Depot, Milk Burger, Shell, Chase Bank, Sobro Pharmacy, and more!



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FLOOR PLANS



All square footages are approximate

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SPACE A: 3,713 SF - ALONG BRUCKNER BOULEVARD

Service-oriented Wellness and Neighborhood Retail

Perfect Space for Wellness/Medical Uses, Pet Service Hybrid, or Laundry/Essential Services



Current Condition



Current Condition

SPACE RENDERINGS



Wellness Studio Spa



Pet Service



Laundry Services

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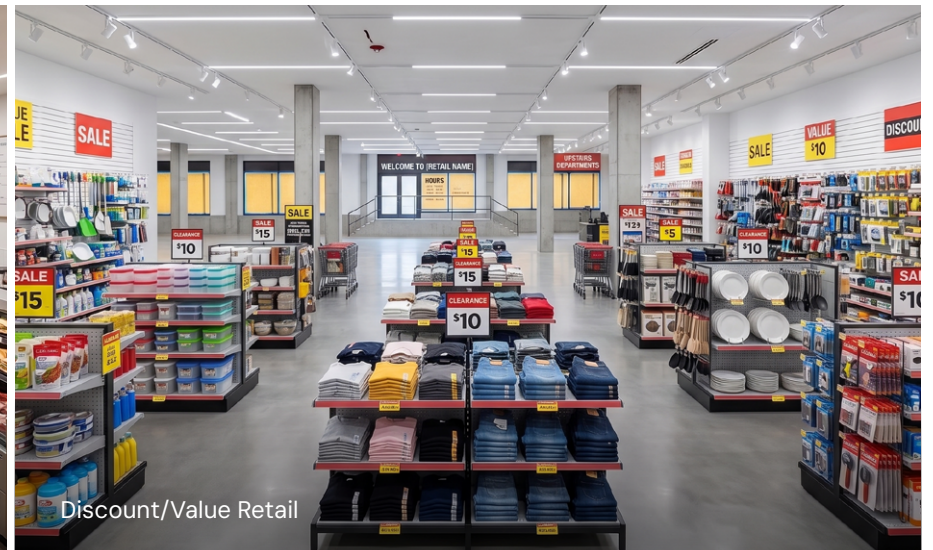
SPACE B: 5,381 SF - ALONG BRUCKNER BOULEVARD

Daily Needs Anchor

Perfect Space for Food Market or Discount/Value Retail



SPACE RENDERINGS



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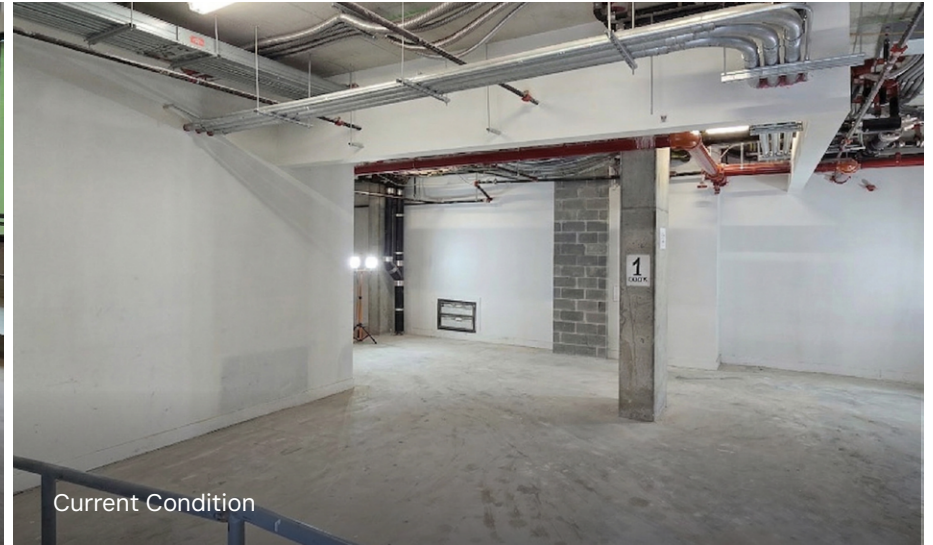
SPACE C: 2,709 SF – CORNER OF BRUCKNER BOULEVARD & ALEXANDER AVENUE

High-Visibility, Double-Exposure Corner, High-Traffic Retail

Perfect Space for a Quick Service Restaurant or Pharmacy



Current Condition



Current Condition

SPACE RENDERINGS



Quick Service Restaurant



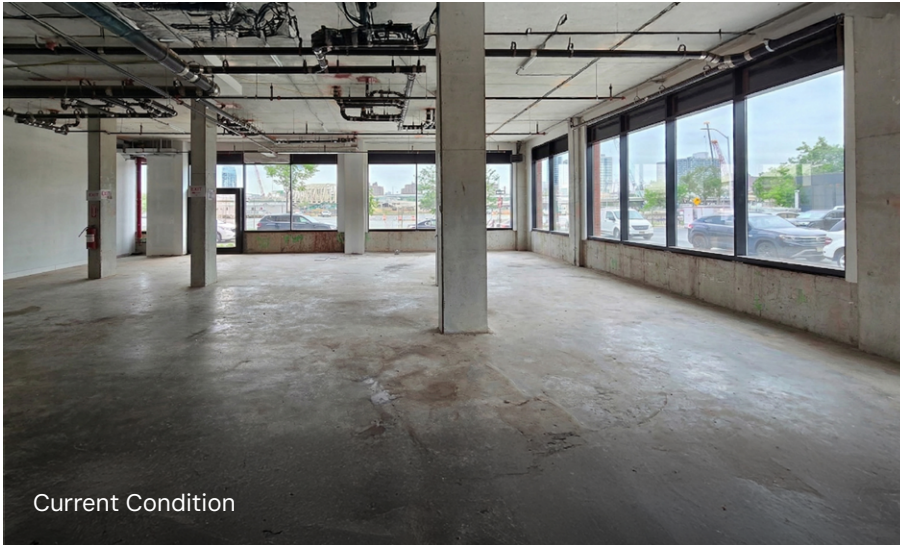
Pharmacy

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SPACE D: 3,583 SF - CORNER OF ALEXANDER AVENUE & EAST 132ND STREET

Long term mission driven tenancy

Perfect Space for Medical/Healthcare, Early Childhood Education/Daycare, or Workforce Development/Trade Schools



SPACE RENDERINGS



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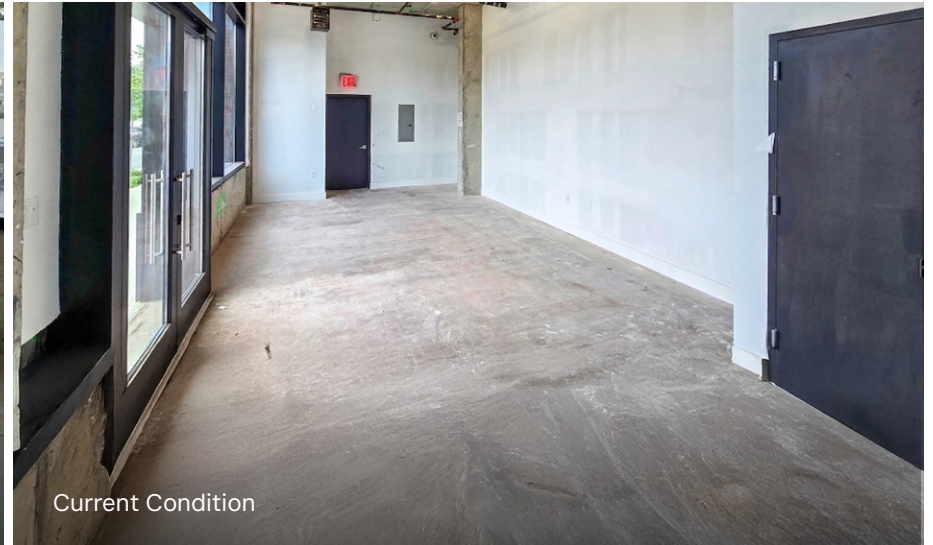
SPACE E: 700 SF - ALONG EAST 132ND STREET

Community Facility

Perfect Space for Logistics/Access Point Use, Service-Based Office, Administrative Offices, or Creative/Studio Use



Current Condition



Current Condition

SPACE RENDERINGS



Logistics/Access Point Use



Administrative Offices



Creative/Studio

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RESIDENTIAL INTEGRATION

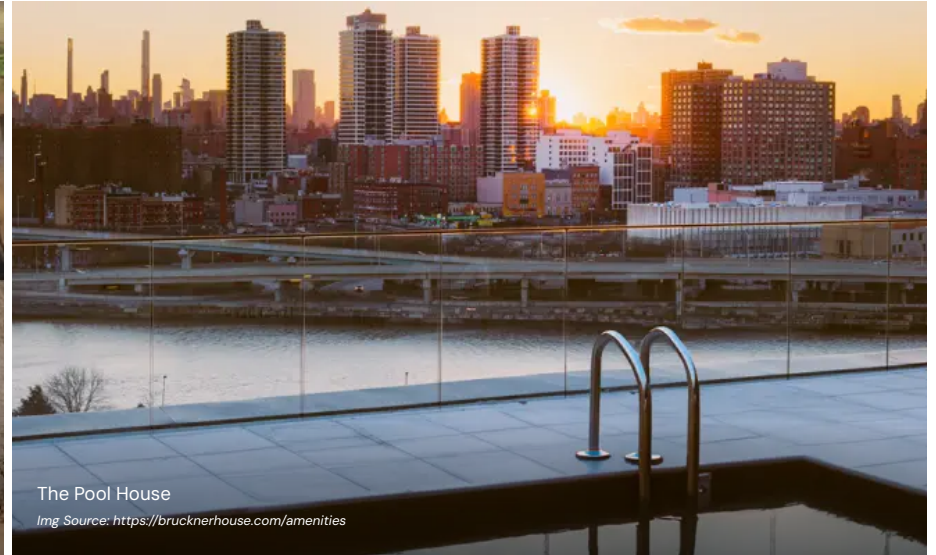
At **Bruckner House**, every day feels like a resort getaway without ever leaving home. Soak in skyline views from the rooftop pool, challenge friends to a round of mini golf, catch a movie at the outdoor theater, or fire up the BBQ lounge for a dinner under the stars. The fully equipped business center keeps you productive in style, while the cinema room, VR lounge, e-gaming

hub, and game room offer endless ways to unwind. When it's time to truly restore, The Bath House delivers year-round rejuvenation through an indoor jacuzzi and dry and wet saunas. Lush green escapes, rooftop lounges, a social lounge, and a breakfast lounge round out a living experience where the amenities aren't just a list, they're a lifestyle.



Outdoor Theater

Img Source: <https://brucknerhouse.com/amenities>



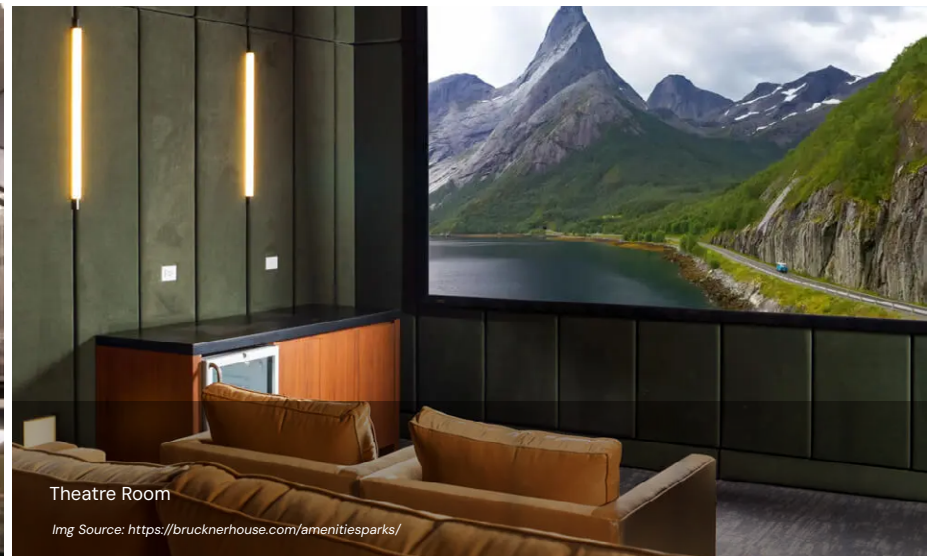
The Pool House

Img Source: <https://brucknerhouse.com/amenities>



Inner Garden

Img Source: <https://brucknerhouse.com/amenities>

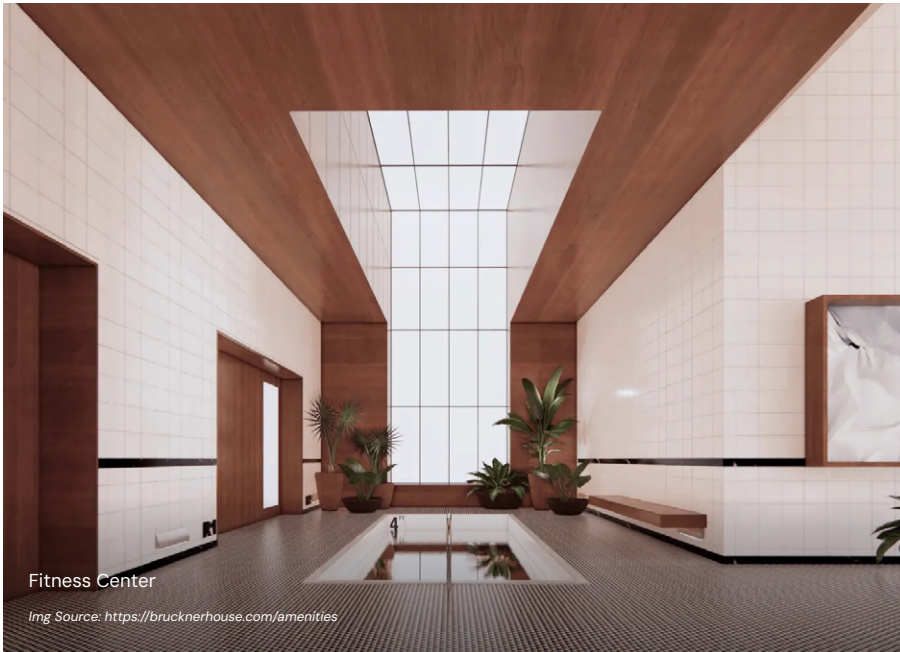
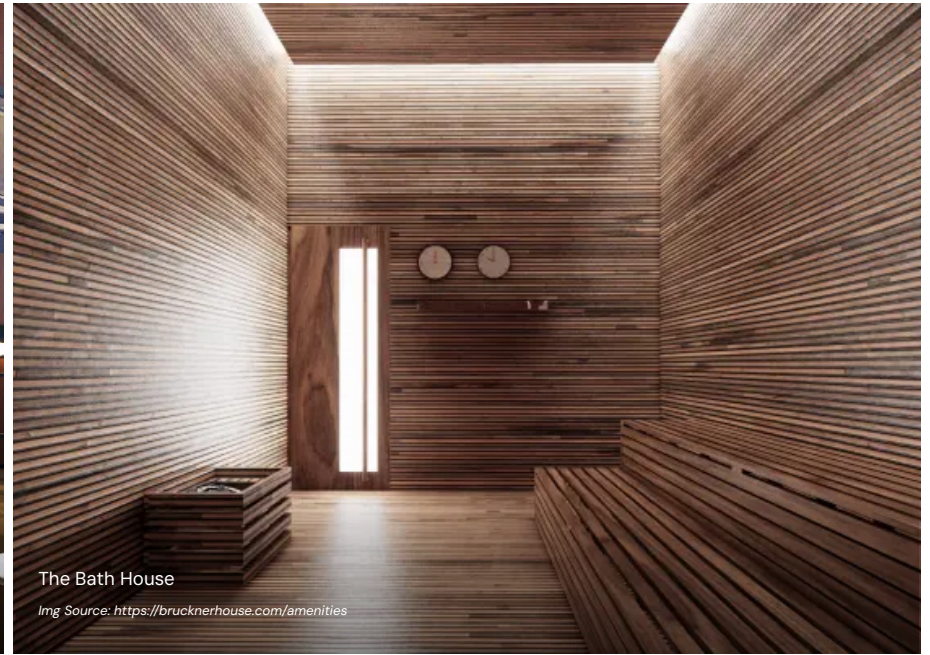


Theatre Room

Img Source: <https://brucknerhouse.com/amenitiesparks/>

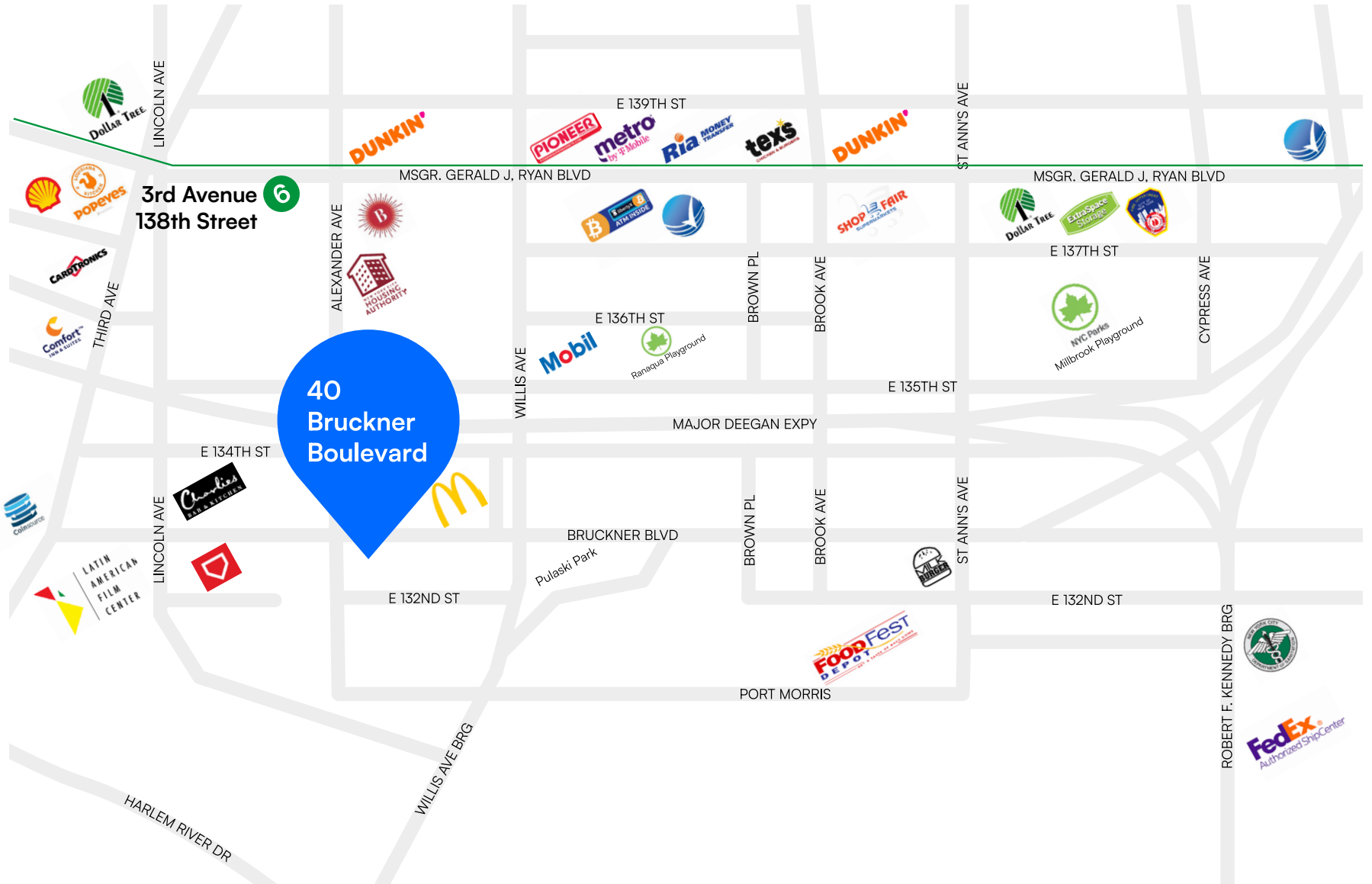
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RESIDENTIAL INTEGRATION



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RETAIL MAP



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