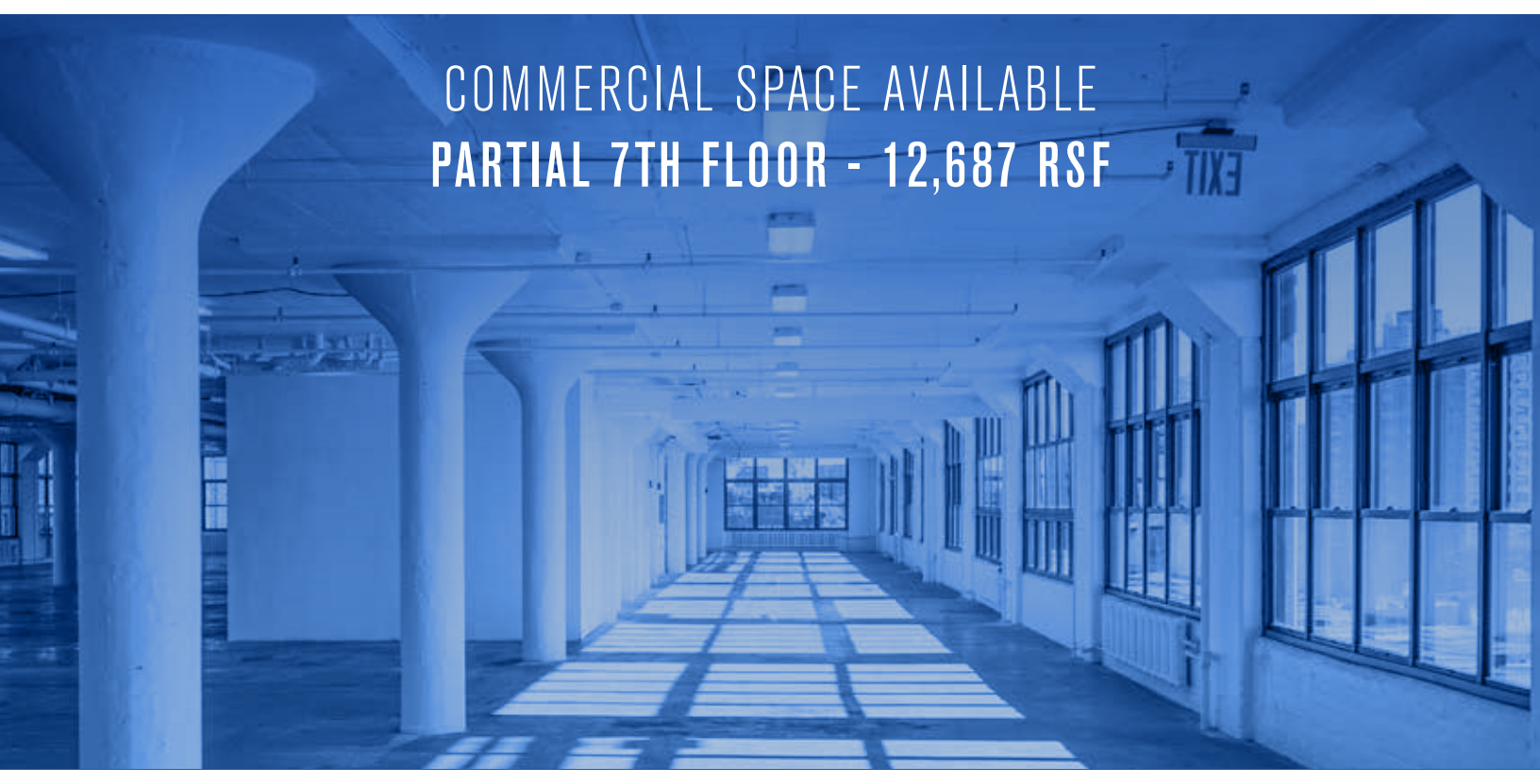
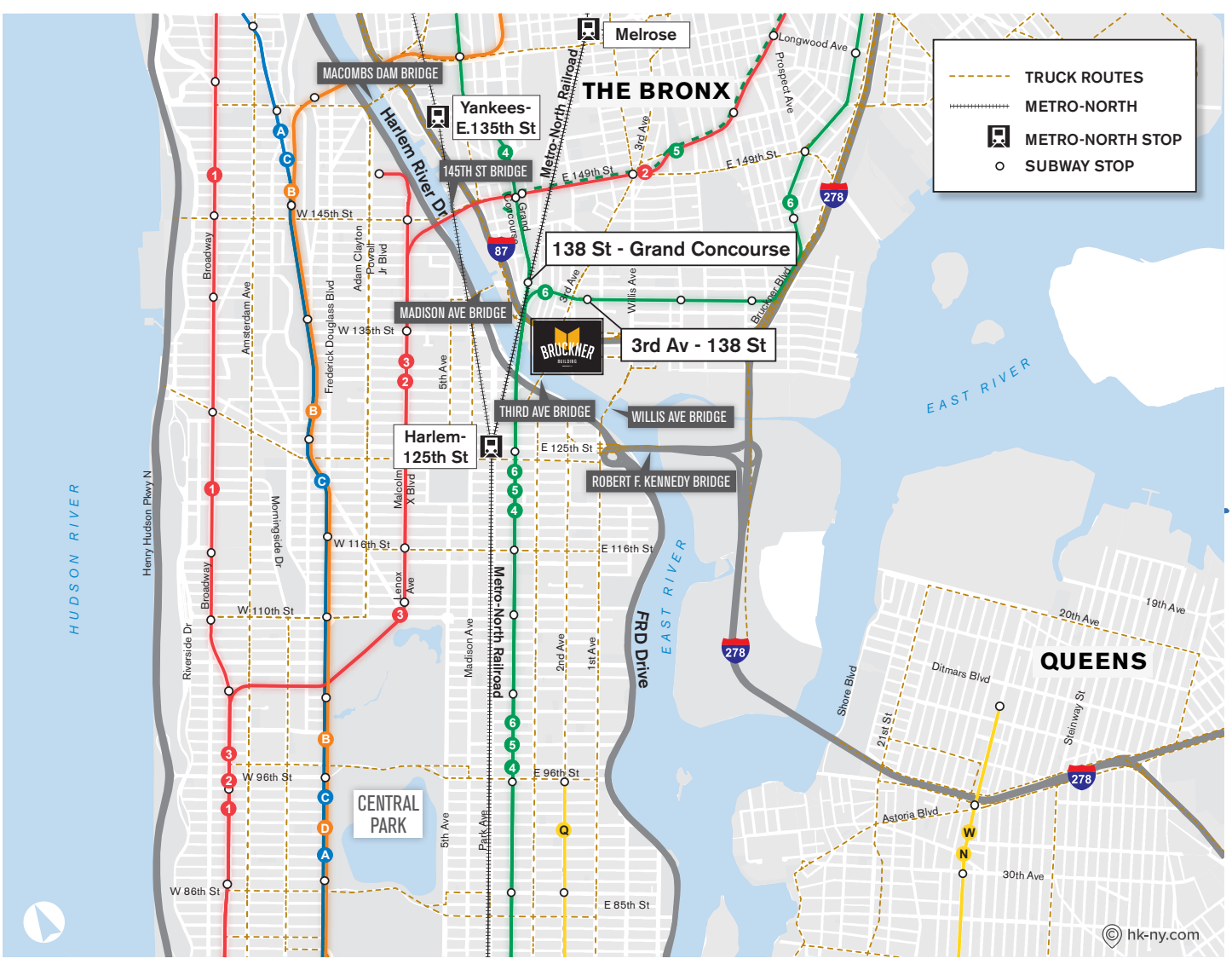
BRUCKNER BUILDING



Manahattan Views

Mott Haven Value

Rents: 50% Lower than Manhattan | 35% Lower than Brooklyn | 25% Lower than Long Island City



— **Unmatched Proximity & Convenience**
to Manhattan via the Third Avenue Bridge

— **First Subway Stop in the Bronx**
after 125th Street on the 4, 5, 6 lines

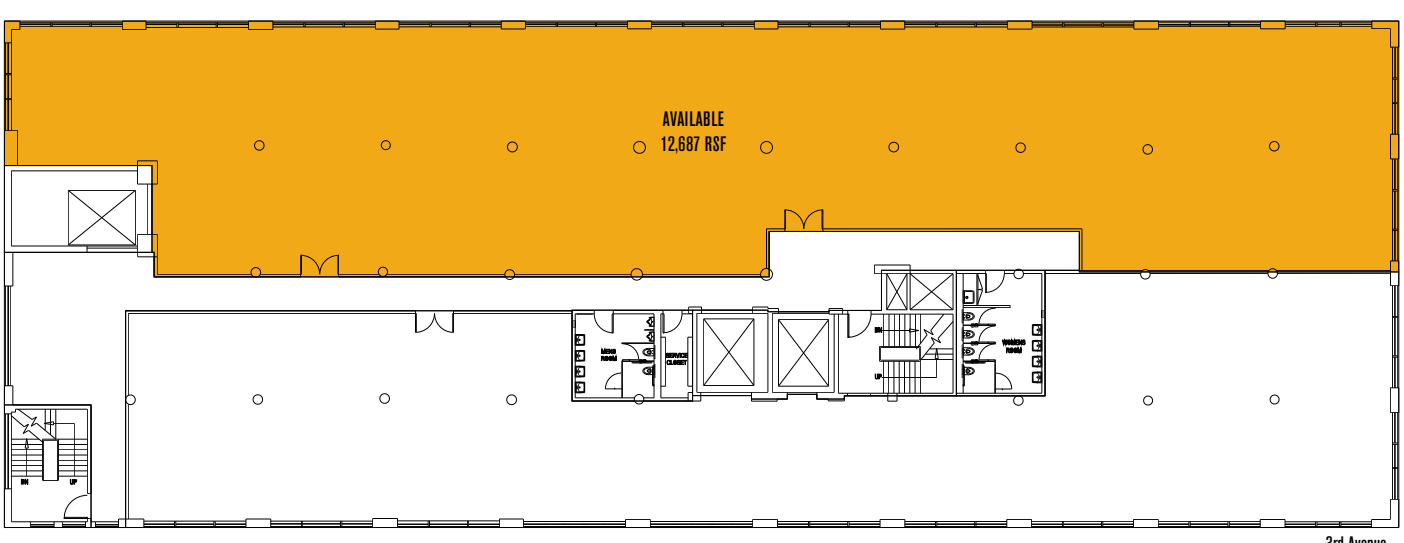
— **Relocation Employment Assistance Program (REAP)** benefits offer +/- $15/SF in annual rent reductions for tenants moving to Bruckner

— **Beam Free Ceilings** with 11'4"

— **Slab Heights & 20' Wide**
Column Spacing

7th FLOOR TEST FIT

Creative Space - 12,687 SF



Note: Space is divisible

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