

The Deegan Gateway

385 Gerard Avenue, Bronx, NY

CONTIGIOUS BLOCK OF 410,000 SQUARE FEET

As exclusive agents, we are pleased to offer the following space for lease:

Full Commission to Procuring Brokers

**City, State, and Federal tax incentives;
Discounted energy; and other assistance
may be available for eligible parties**



Space	Area	Rental
Entire 1 st Floor	27,197 rsf	\$10.00 psf
Entire 2 nd Floor	35,210 rsf	\$10.00 psf
Entire 3 rd Floor	35,458 rsf	\$10.00 psf
Entire 4 th Floor	35,458 rsf	\$10.00 psf
Entire 5 th Floor	36,709 rsf	\$10.00 psf
Entire 6 th Floor	35,458 rsf	\$10.00 psf
Entire 7 th Floor	35,458 rsf	\$10.00 psf
Entire 8 th Floor	36,709 rsf	\$10.00 psf
Entire 9 th Floor	33,667 rsf	\$10.00 psf
Entire 10 th Floor	34,416 rsf	\$10.00 psf
Entire 11 th Floor	32,148 rsf	\$10.00 psf
Entire 12 th Floor	32,148 rsf	\$10.00 psf

Features:

- Two blocks from **4 5 6** 138 St. & Grand Concourse stop
- Two blocks from The Gateway Center Shopping Mall
- Direct loading
- Prominent signage available
- Ceiling heights 12 feet
- Column spacing 24 feet
- Windows – four exposures
- Floor load 120 to 200 lbs/sf
- 6 freight elevators – four 8'x8' 8,000 lbs capacity;
two 20'x10' 10,000 lbs capacity
- One 2500 lbs passenger elevator
- Adjacent parking on site
- Access to all major thoroughfares: (87) (278) (95) (895)
- Proximate to Amtrak, Metro North
- Walking distance to 149th St.

Possession: Immediate

Term: Negotiable



For Further Information, Please Contact:

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**Newmark
Knight Frank**

Global Real Estate Advisors

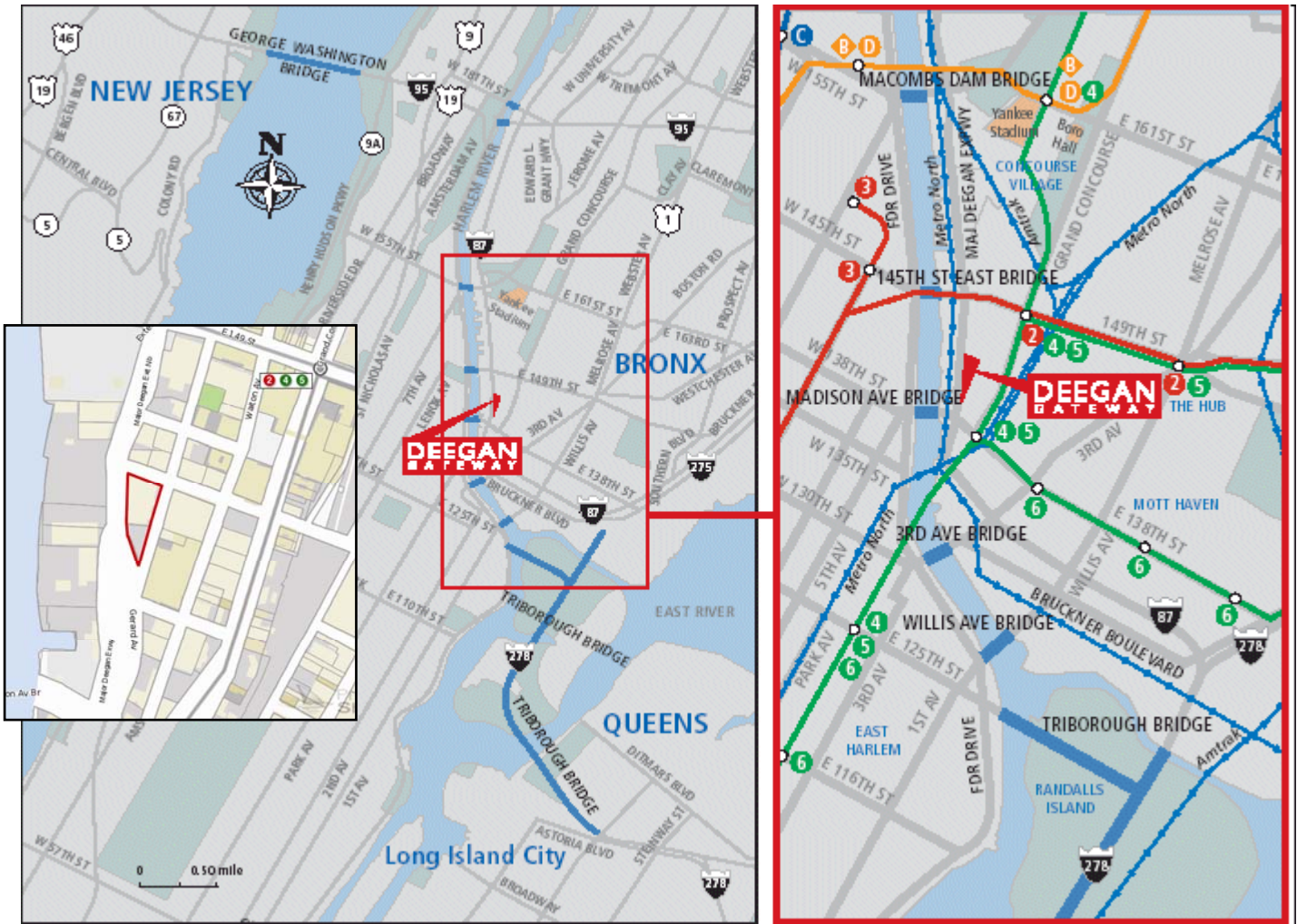
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

www.newmarkkf.com

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LOCATION MAP



**Newmark
Knight Frank**

Not to scale. All dimensions are approximate.

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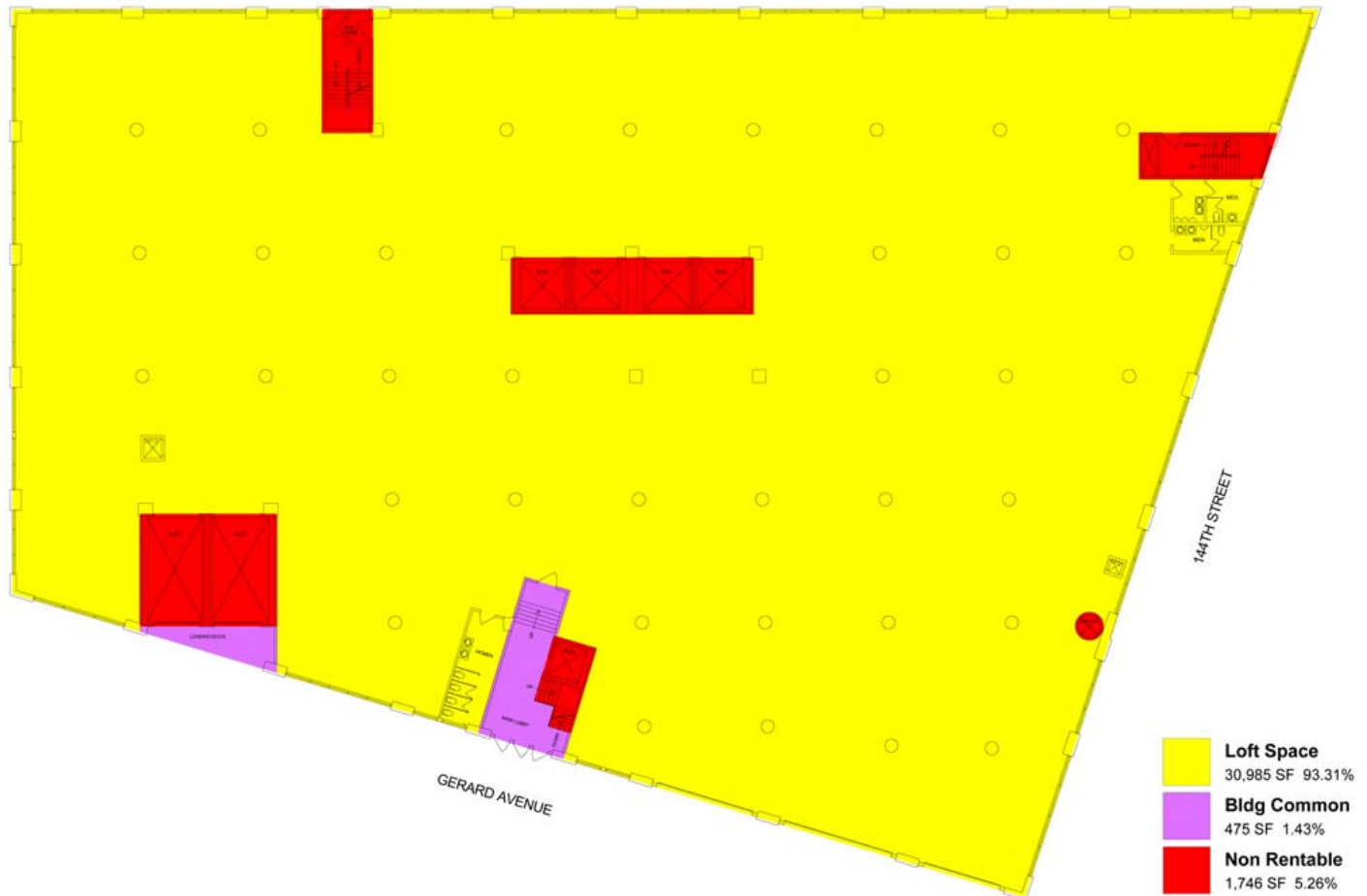
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FLOORPLAN



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