



## **Savanna and Hornig lease 40,841 s/f space to Great Performances**

February 19, 2019 - New York City

Bronx, NY According to Savanna and Hornig Capital Partners, owners of the Bruckner Building at 2417 Third Ave. in the Mott Haven neighborhood, catering company Great Performances has secured a 40,841 s/f, 20-year lease in the newly renovated property. Great Performances is moving to the Bruckner Building from their current location at 304 Hudson St. in Hudson Sq., and will occupy the first and third floors after moving into the space this summer.

A Cushman & Wakefield brokerage team of David Lebenstein and Debra Wollens represented the tenant. Ownership was represented by Cushman & Wakefield's Mitch Arkin and Omar Sozkesen and JRT Realty's Ellen Israel and Lauren Calandriello.

As the leading catering and events company in NYC, Great Performances will utilize the 40,841 s/f space for cooking and its catering and events operations. Additionally, the company will allocate space for The Sylvia Center, a non-profit that helps young people and their families establish healthy eating habits by offering cooking education classes in high potential neighborhoods. The Sylvia Center will operate a community kitchen that will host classes and events, as well a coffee bar with light snacks on the ground floor, adding an amenity for other tenants and neighbors.

David Lebenstein,  
Cushman & Wakefield

Debra Wollens,  
Cushman & Wakefield

“Great Performances’ move to the Bruckner Building is not only a terrific opportunity for their business, but also for the South Bronx,” said David Lebenstein, who leads Cushman & Wakefield’s not-for-profit advisory group and represented Great Performances. “The company will add great job opportunities in the neighborhood and offer supportive services through the non-profit The Sylvia Center, which the company helped establish 12 years ago and continues to actively support.”

Founded in 1980, Great Performances caters and plans events of all sizes in the New York City Tri-State area. The company partners with distinguished corporations, nonprofits, and cultural institutions such as The Plaza Hotel, Jazz at Lincoln Center, the Brooklyn Museum, and the Apollo Theater, providing an array of services including full-service catering, staffing, event planning, transportation, design, special event and festival operations, and cafe and restaurant operations.

“We looked in Manhattan and Queens, but found the biggest welcome sign in the South Bronx at the Bruckner Building,” stated Liz Neumark, Founder and CEO of Great Performances. “The space there will enable us to build a new state-of-the-art facility that will incorporate significant production and energy efficiencies, one that will be designed to accommodate our continued growth. And we’re looking forward to becoming an integral part of what is a dynamic emerging neighborhood.”

“We’re pleased to welcome Great Performances to the Bruckner Building,” said Tom Farrell, managing director of Savanna. “Following our capital investment to significantly upgrade the property, we’ve been successful in attracting a diverse array of tenants to Mott Haven. When we made this investment, we were on the leading edge of a significant wave of growth that is now evidenced by major residential and commercial projects in the neighborhood, as well as the very important small businesses like restaurants, cafes, and bars that make the streets feel alive and exciting. The coffee bar operated by The Sylvia Center will help the Bruckner Building contribute to that neighborhood feel, and their significant footprint will bring many new employees into the area every day.”

Savanna and Hornig recently completed an extensive \$12 million capital improvement plan for the Bruckner Building, delivering a fully renovated lobby and entrance, new elevator mechanicals, façade and window updates, and brand-new common corridors for tenants. Located at 2417 Third Avenue on the corner of Third Avenue and East 134th Street at the base of the Third Avenue Bridge, the 172,000 square foot, eight story building is easily accessible via the 4,5,6 subway lines

and is walking distance to the intriguing dining and nightlife destinations that are re-defining the neighborhood, such as Bricks & Hops, Charlie's Bar & Kitchen, Gunhill Tavern, the Lit Bar, La Morada. Additionally, Mott Haven Bar & Grill and Double Dutch are located across the street from the Bruckner Building. The immediate area has seen tremendous development activity that is creating a vibrant 24-7 neighborhood for New York City businesses and residents, and at the same time attracting institutional capital.

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