



Madison Realty Capital signs Westhab to 8,233 s/f lease at Union Crossing

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Bronx, NY Madison Realty Capital, has signed Westhab to Union Crossing. The community development non-profit organization is the building's first tenant and has signed a 10-year, 8,233 s/f lease at the revitalized office building.

Westhab was founded in 1981 to combat the housing crisis in Westchester County. The organization acquired vacant buildings and renovated them into quality transitional and permanent housing. As the organization grew, Westhab began to provide employment services and youth programs, supporting families to break the cycle of poverty. They also undertook ground-up development of attractive, new affordable housing residences, including housing targeted toward seniors, veterans, young adults, and the disabled.

With more than 400 employees spread across the five boroughs, this new office space will be Westhab's central hub for full staff training, meetings and other professional development.

"We serve several communities across New York City on a constant basis. This central office space will help us streamline our efforts and commitment to New Yorkers in need," said Westhab CEO, Richard Nightingale. "We're happy to have found a modern space that accommodates our growing needs in such a key location for our organization."

Union Crossing is an eight-story, 275,000 s/f property that completed a capital improvement program including new windows, elevators, MEP systems, restrooms, and the provision of additional power for the building. The newly renovated, mixed-use center offers office, light industrial, and retail space. The property includes an open ground level for retail and dining spaces, expansive floor plates on the upper floors, and the potential for rooftop activation. The building's façade has also undergone exterior restoration, and the streetscapes have been enhanced with new landscaped plaza space.

"It's exciting to sign Westhab as our first lease and to welcome this progressive organization that brings meaningful support to neighboring communities," said Josh Zegen, managing principal, co-founder of Madison Realty Capital. "The South Bronx is a dynamic neighborhood with rich character and we're happy to be part of that with Union Crossing."

Located in the Port Morris neighborhood, Union Crossing is positioned close to the number 6 subway station at East 143rd St. and adjacent to the Bruckner Expressway. The waterfront

neighborhood is situated along the Harlem and East Rivers and offers unparalleled river views to many of its tenants. Area businesses include Silvercup Studios, Bronx Brewery, Port Morris Distillery, Fresh Direct, and the Bruckner Market.

Madison Realty Capital, The Bluestone Group, Altmark Group, and Gali Management partnered with Ellen Israel and JRT Realty to lease Union Crossing. Madison Realty Capital is working with Westhab to build out their office space to meet their needs for a professional but collaborative environment.

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