



OPEN Impact brokers 11,000 s/f lease for Part of the Solution

July 11, 2023 - Front Section



Bronx, NY OPEN Impact Real Estate LLC (OPEN) represented Part of the Solution (POTS) in a 11,000 s/f lease for a new office location at . Stephen Powers and Lindsay Ornstein, founders of OPEN, with vice presidents Alexander Smith and Casey Noel, represented POTS. Joseph and Alan Jemal of Jem Realty represented building ownership.

POTS, which offers a variety of comprehensive services to fight poverty and hunger, moved into the new location in early June and occupies the entire second floor of the building. The location houses increased programming space, conference rooms, and a classroom, as well as administrative offices.

Prior to POTS' occupancy, building ownership, Cohen Jemal Partnership, completed a significant buildout project, including a newly renovated lobby, new elevator and HVAC system.

"We are very excited about our new location, which will help us to better respond to the increased levels of need throughout the Bronx," said Christina Hanson, executive director of POTS. "Our

clients have endured difficult times, first through the pandemic and now with dramatically increasing prices of food and other necessities. We appreciate the efforts of the OPEN team to find us a space that will help us better serve our them.”

Located in the Fordham neighborhood, POTS’s new office has a dedicated entrance, lobby and elevator. Located on a corner, the site offers excellent visibility and branding opportunities for POTS and is easily accessed by public transportation. The office provides POTS the opportunity to expand its service offerings at its primary location at nearby 2759 Webster Ave., where it offers dignity and wellness services, food security programs, a legal clinic and a long-term stability program. In 2022, POTS provided 3,203,000 meals through its lunch service and pantry, served more than 37,300 people, and provided in excess of \$36 million in economic value to the community.

“We are pleased to have found POTS a new location that provides them the ability to expand their critical programming right in the community they serve,” said Powers. “The new office featured a turnkey design that perfectly suits their needs, particularly with its ‘building within a building’ entrance and elevator for clients and staff.”

Photo credit: OPEN Impact Real Estate

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540