



OPEN Impact Real Estate assists two nonprofits secure long-term office space at 412-424 East 147th

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Bronx, NY OPEN Impact Real Estate (OPEN) has assisted two nonprofits— Lift and Chances for Children —secure new long-term leases at 412-424 East 147th St.

In the first transaction, LIFT, Inc., a nationwide nonprofit whose mission is “to break the cycle of poverty by investing in parents” by offering a one-on-one coaching program that “empowers parents to set and achieve goals that put families on the path toward economic mobility,” signed a five-year lease for 3,500 s/f on the fifth floor of the building.

Alexander Smith and Kendall Elliott of OPEN represented the tenant, LIFT, Inc., in the transaction; Jesse Rubens of JLR Realty Inc., represented the landlord, 147 Corp.

The landlord is providing a turnkey space to include a mix of offices and client-facing spaces, including private meeting rooms for parents and mentors to meet and a play space for children. LIFT-NY plans to work with local organizations and its partners to offer mental health, wellness, legal services, parenting workshops, knitting classes, financial literacy education and computer skills training. The space was previously occupied by the nonprofit CASES, which expanded and relocated within the building.

“This project was our first experience post-COVID in creating a space that allowed for our parents and staff to provide input into color, flow, lighting and all the aspects important to supporting physical and emotional safety,” said Xiomara Romain, executive director of LIFT-NY. “We see firsthand how this process has helped to promote inclusion and dignity. Trauma design is critical to uplifting and empowering communities.”

In the second transaction, Chances for Children, a nonprofit whose mission is “to nurture the strengths within parent-child relationships in order to promote well-being and healthy development and protect children from birth to age five from the impact of stress, adversity, and trauma,” signed a 10-year lease for 3,000 s/f on the fourth floor of the building.

The organization, which has seen an increase in the number of families it serves, needed additional space to accommodate its clients as well as its growing staff. The nonprofit, which will move from its existing location at 1178 Anderson Ave. in the Bronx, is expected to move into its new turnkey space this spring. The landlord will build out Chances for Children’s new space to include multiple rooms for one-on-one and group therapy sessions as well as separate areas for its executive and

administrative offices.

“Relocating our Family Center to this building and to the Hub is a strategic move for Chances for Children as we expand our impact by reaching and serving more families, and more diverse families, across the Bronx. This new location will be much more accessible to families and community partners and our new purpose-built space will be very family friendly!” said Lillian Rountree, co-executive director of Chances for Children.

Alexander Smith and Kate Whitman of OPEN represented the tenant, Chances for Children, in the transaction; Jesse Rubens of JLR Realty Inc., represented the landlord, 147 Corp.

“Lift and Chances for Children needed a professional space to expand their in-person services for young children and parents—and wanted to be in an accessible building with like-minded nonprofit tenants close to the families it serves,” said Alexander Smith of OPEN.

Although the terms of the lease were undisclosed, asking rents at the building are \$35-per s/f.

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