

# BANKSIDE

THE RETAIL AT BANKSIDE, SOUTH BRONX



**Brookfield**  
Properties

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

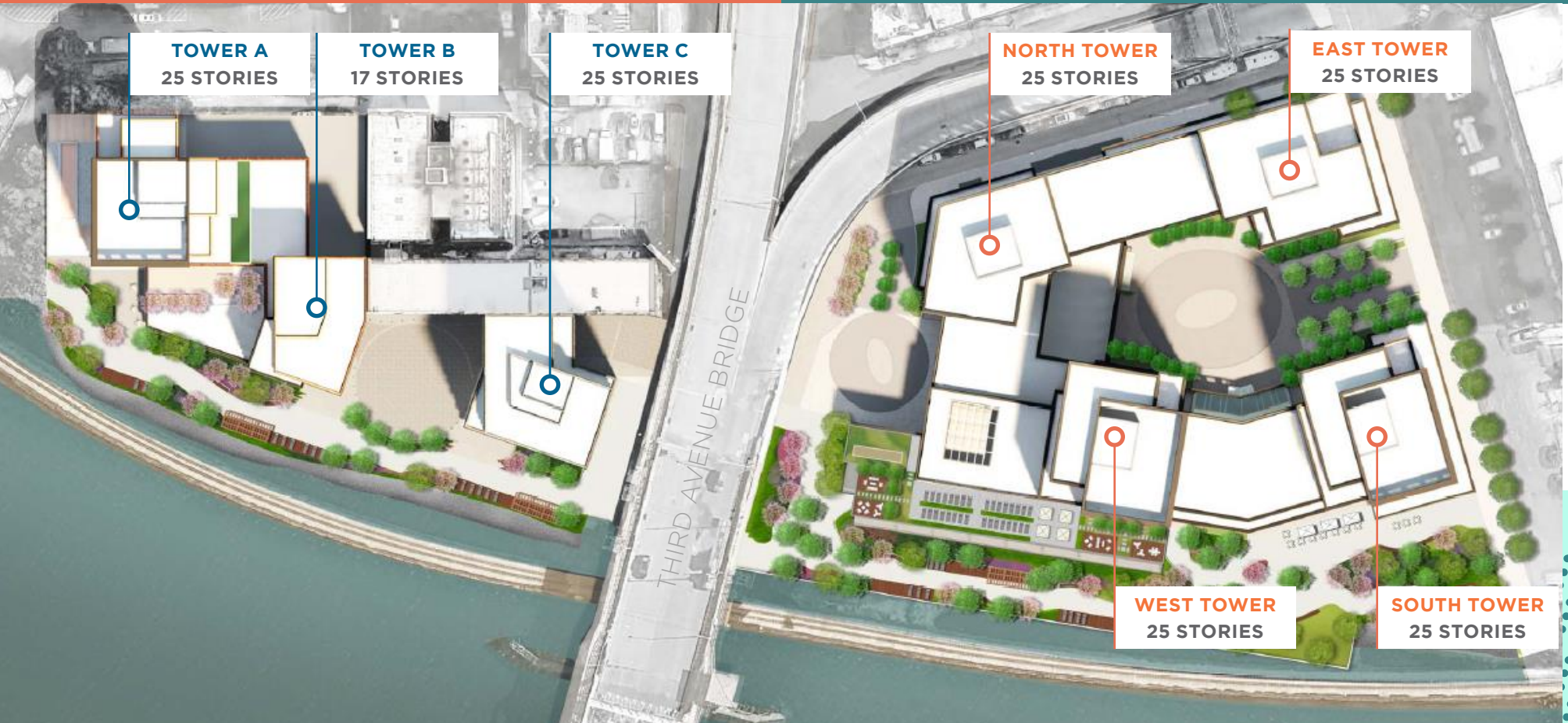
# MORE THAN JUST A PLACE TO LIVE

Developed by Brookfield Properties, Bankside is a \$1 billion residential complex located on the Harlem River waterfront in Mott Haven. Bankside's master plan includes 1,379 apartments, 50K SF of indoor and outdoor amenities, a new public park and esplanade, and more than 12,000 square feet of retail. Located in the heart of the South Bronx, Bankside will create a new waterfront community in one of the youngest and fastest growing boroughs in New York City.



# PROJECT OVERVIEW

Bankside is a new waterfront development, featuring seven apartment towers and more than 12,000 SF of community-focused retail at Lincoln at Bankside.



## THIRD AT BANKSIDE

**Massing Units** 3 towers, 17-25 stories  
458 units

## LINCOLN AT BANKSIDE

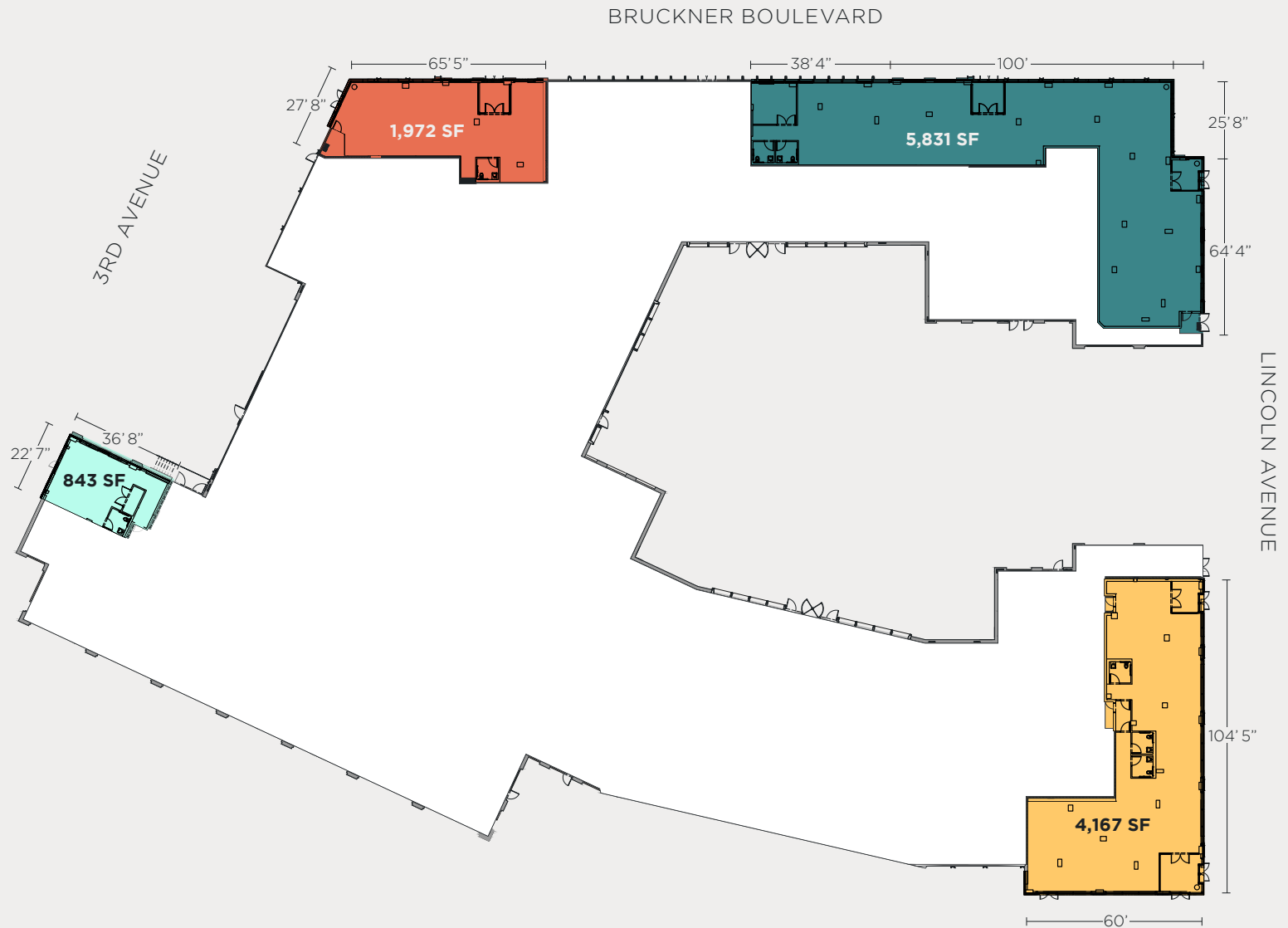
**Massing Residential Units** 4 towers, 25 stories  
921 units

# LINCOLN AT BANKSIDE

## RETAIL OPPORTUNITIES



- RETAIL A**  
5,831 SF
- RETAIL B**  
4,167 SF
- RETAIL C**  
1,972 SF
- RETAIL D**  
843 SF



# LINCOLN AT BANKSIDE RETAIL A

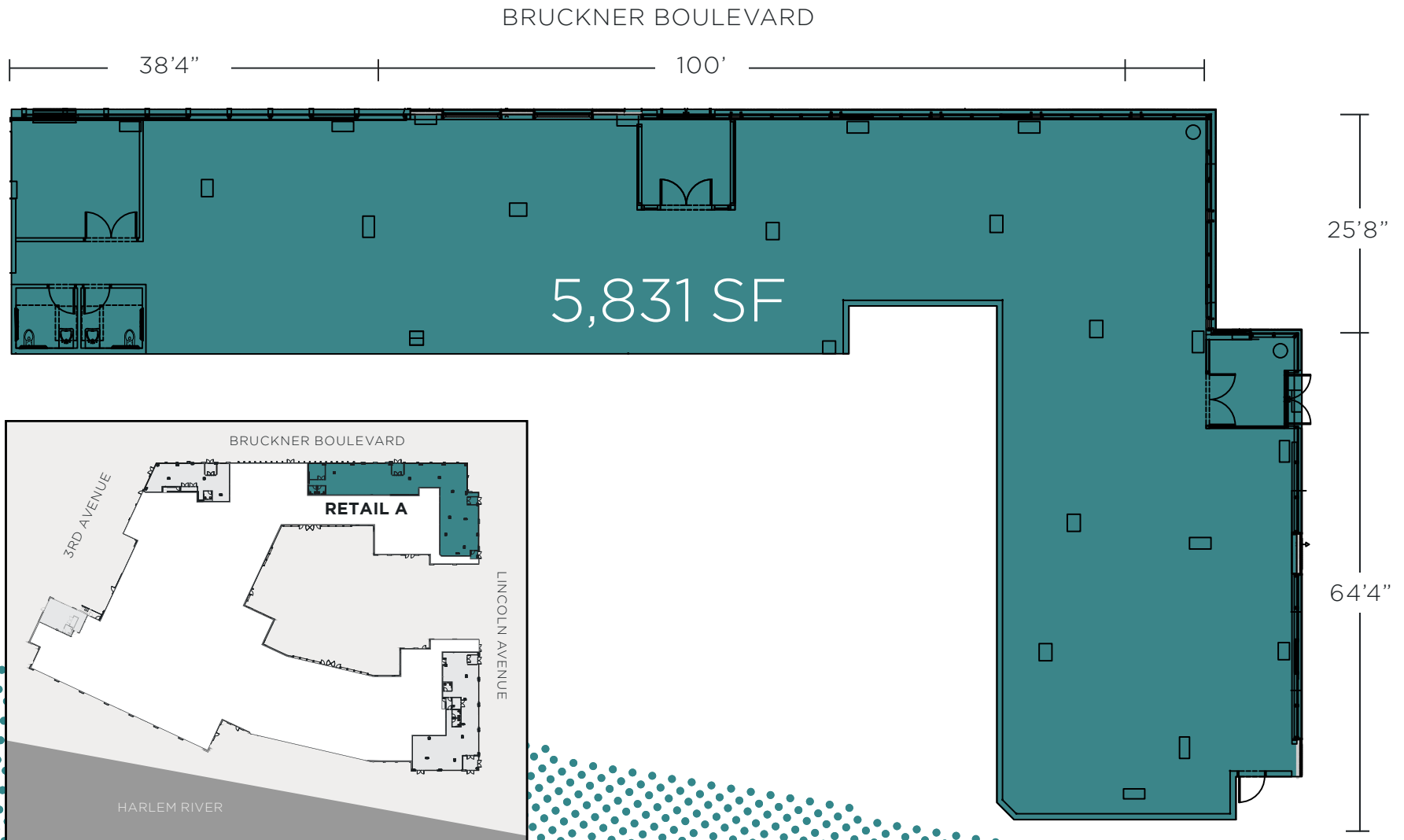


# LINCOLN AT BANKSIDE RETAIL A

## Location Highlights

- At the base of the East Tower with 25 stories
- Venting possible
- Space will be delivered in white box condition
- Logical divisions considered
- Daily vehicle count: 11,000 on Bruckner Avenue and 14,000 on Lincoln Avenue
- Ceiling height: 16'8"

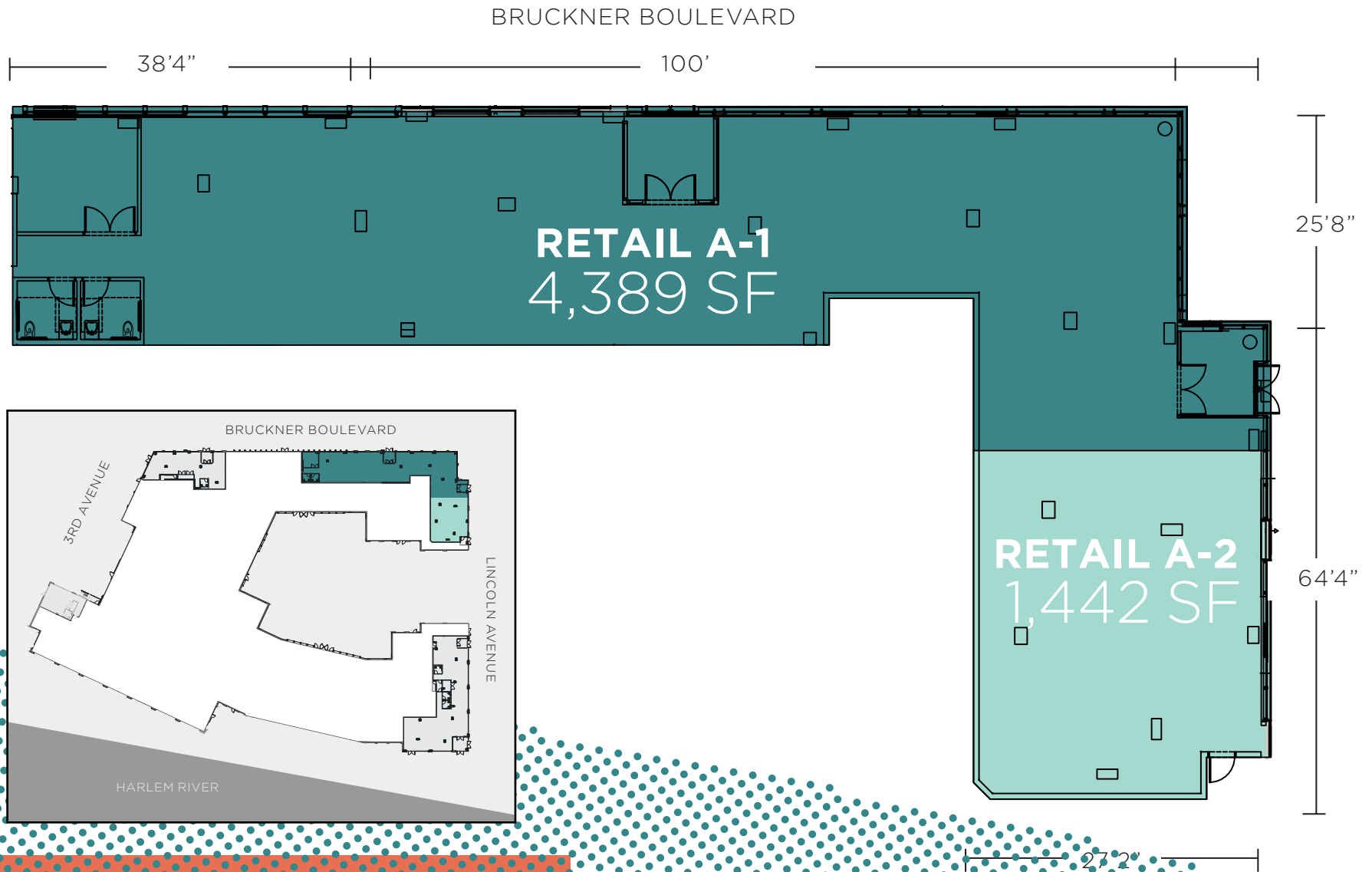
**Possession** Q3 2023



# LINCOLN AT BANKSIDE

## RETAIL A

### PROPOSED DIVISIONS



# LINCOLN AT BANKSIDE RETAIL B



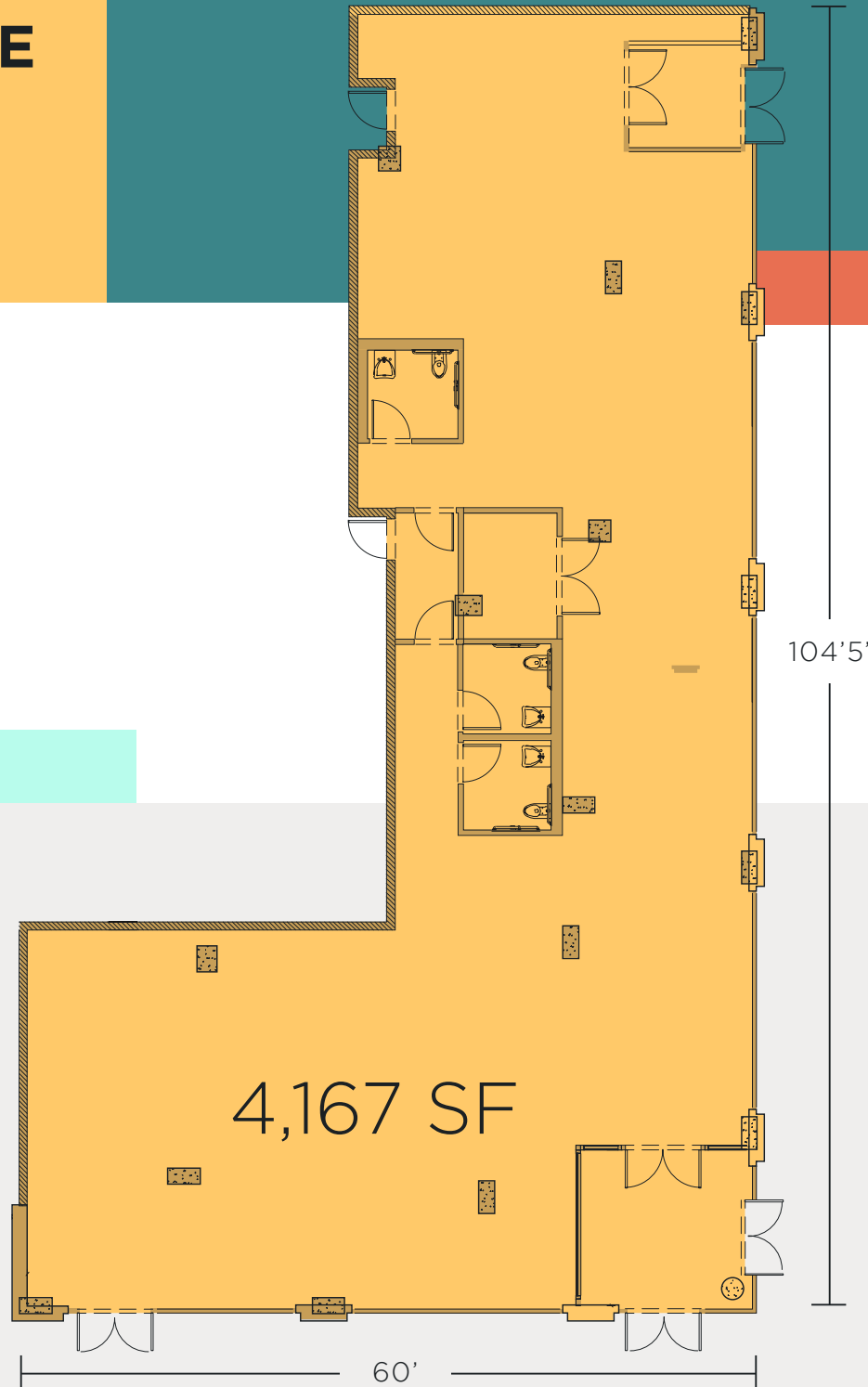
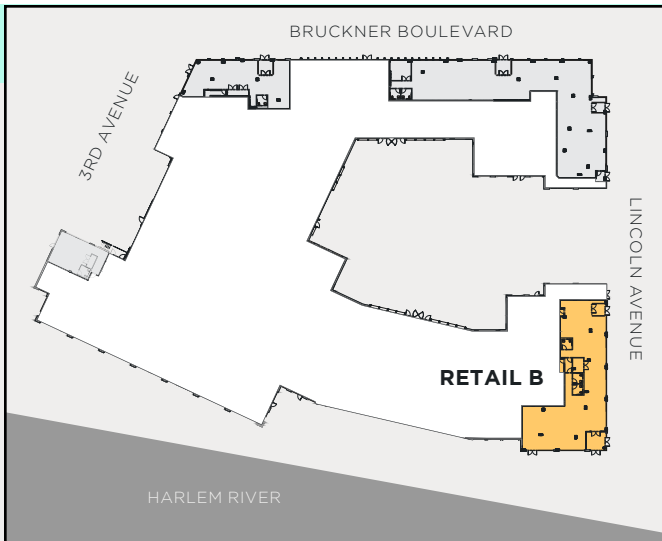


# LINCOLN AT BANKSIDE RETAIL B

**Location** At the base of the South Tower with 25 stories

- Highlights**
- Venting possible
  - Space will be delivered in white box condition
  - Ideal for a restaurant with southwest exposure and prominent waterfront views
  - Ceiling height: 16'0"

**Possession** Q3 2023

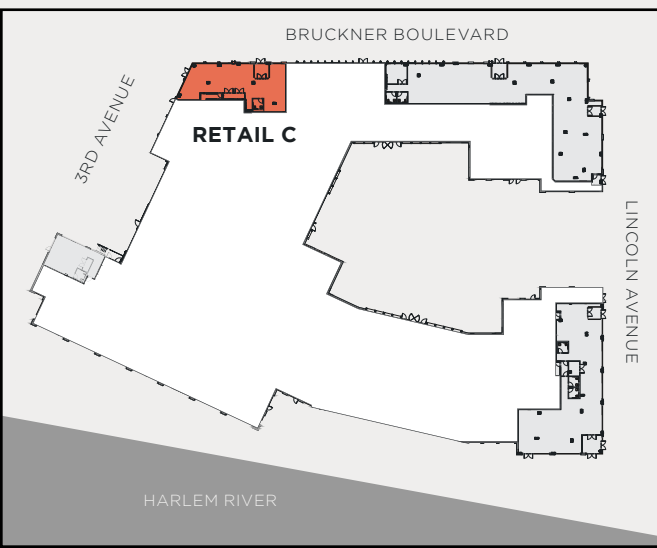
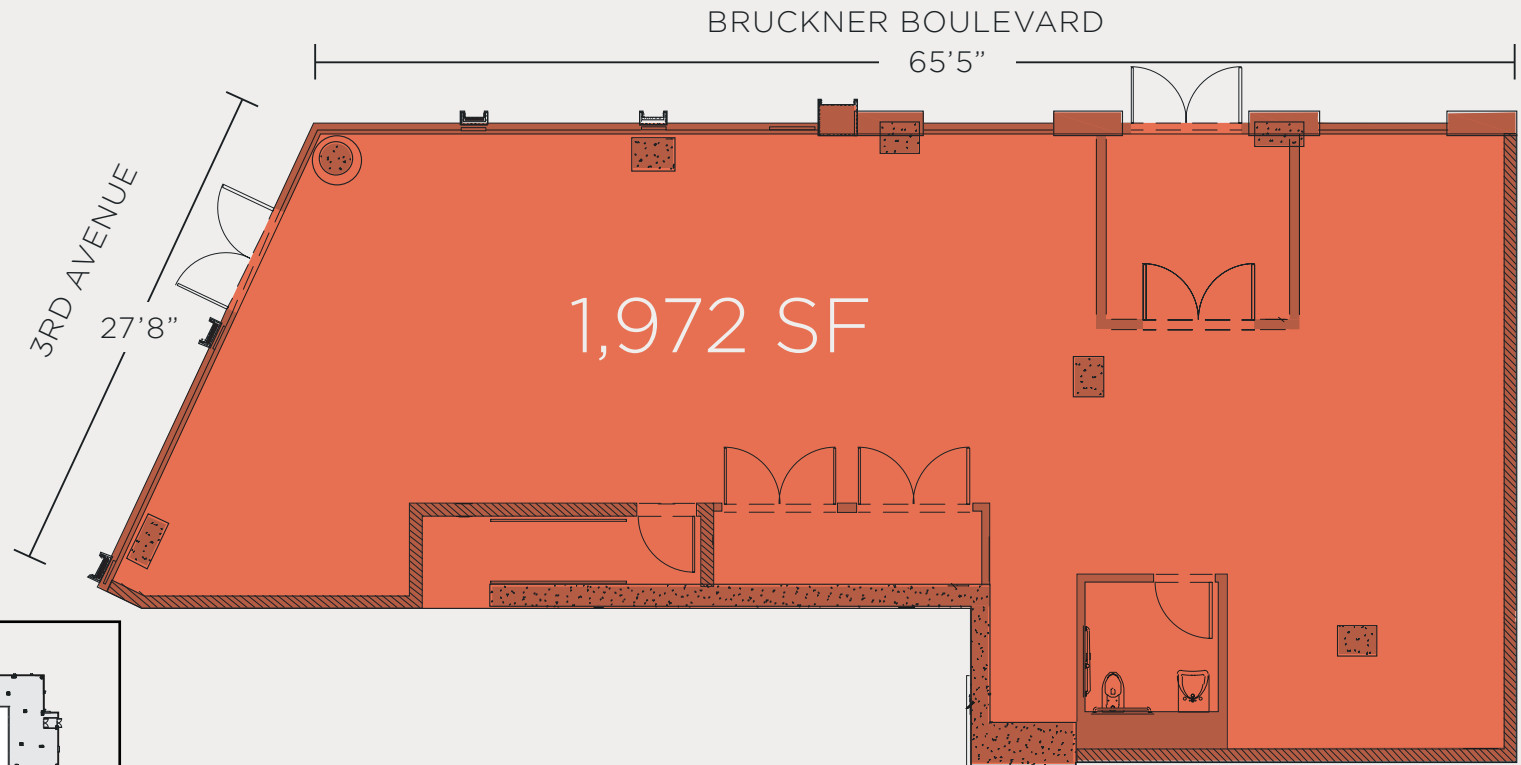


# LINCOLN AT BANKSIDE RETAIL C



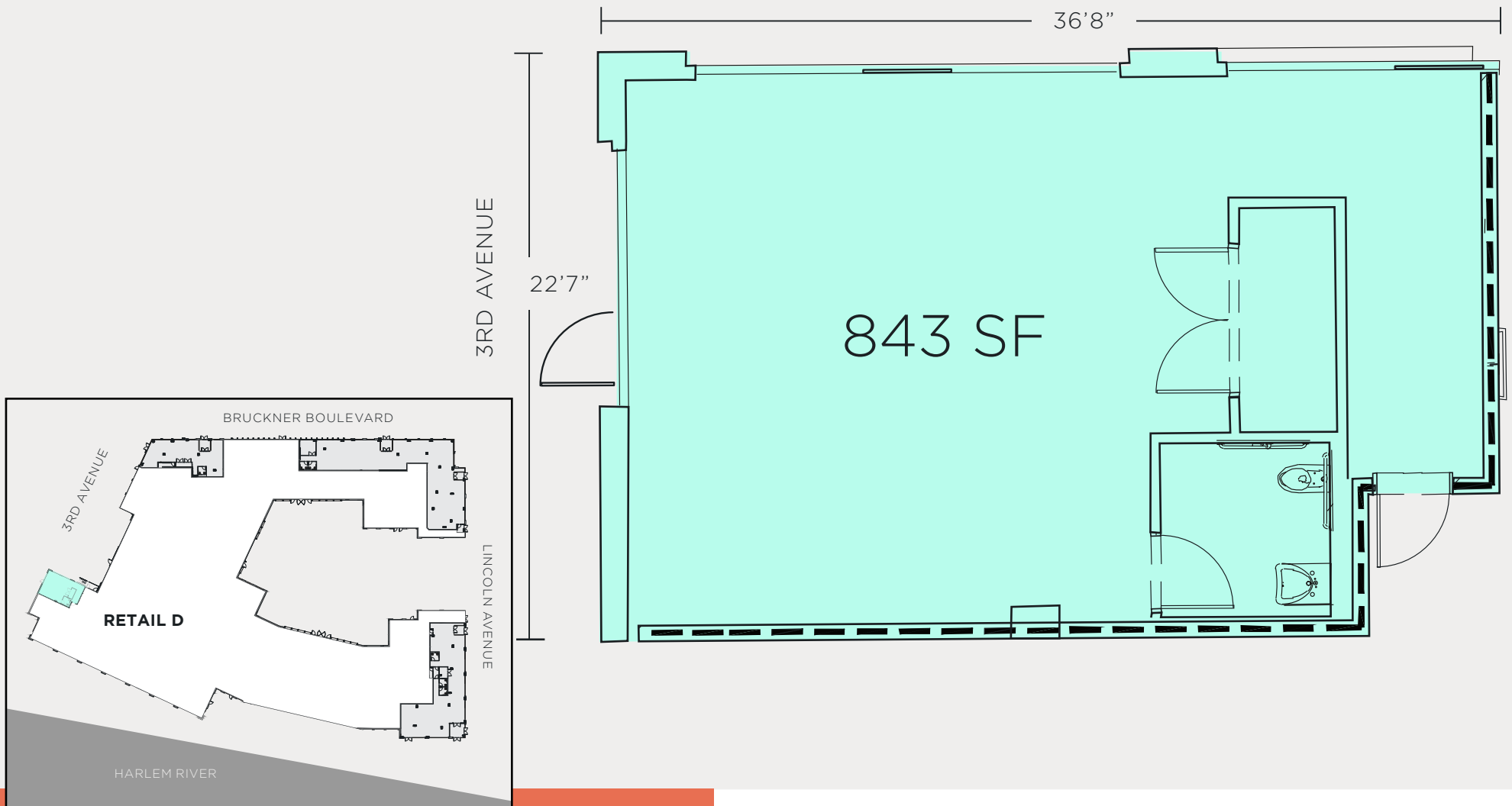
# LINCOLN AT BANKSIDE RETAIL C

- Location** At the base of the North Tower with 25 stories
- Highlights**
- Space will be delivered in white box condition
  - Ceiling height: 16'10"
- Possession** Q3 2023



# LINCOLN AT BANKSIDE RETAIL D

- Location** At the base of the West Tower with 25 stories
- Highlights**
- Space will be delivered in white box condition
  - Ceiling height: 14'4"
- Possession** Q3 2023



# CONNECTIVITY IN THE HEART OF THE SOUTH BRONX



**DIRECT CONNECTIVITY**

**4 5 6**

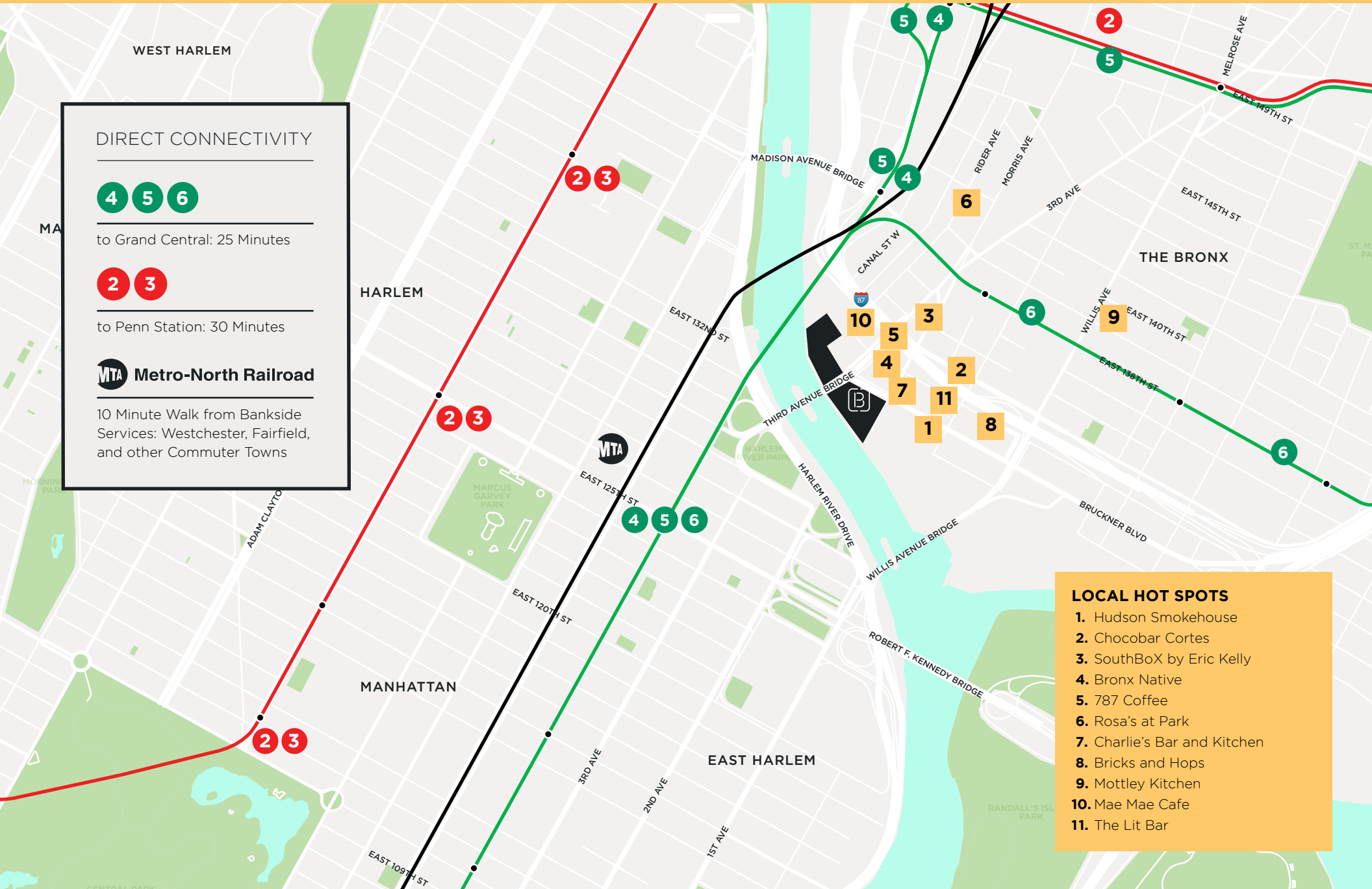
to Grand Central: 25 Minutes

**2 3**

to Penn Station: 30 Minutes

**MTA Metro-North Railroad**

10 Minute Walk from Bankside Services: Westchester, Fairfield, and other Commuter Towns



- LOCAL HOT SPOTS**
1. Hudson Smokehouse
  2. Chocobar Cortes
  3. SouthBoX by Eric Kelly
  4. Bronx Native
  5. 787 Coffee
  6. Rosa's at Park
  7. Charlie's Bar and Kitchen
  8. Bricks and Hops
  9. Mottley Kitchen
  10. Mae Mae Cafe
  11. The Lit Bar

# BANKSIDE IN GOOD COMPANY WITH...



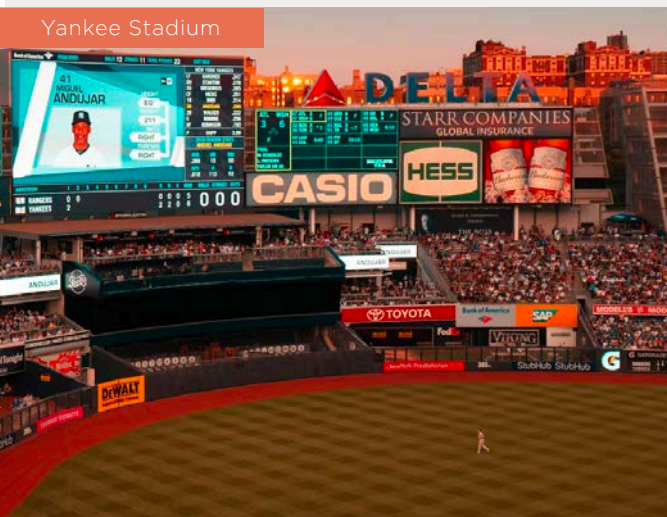
Bronx Native



Hudson Smokehouse



Yankee Stadium



Bricks & Hops



SouthBox by Eric Kelly



# LEASING INFORMATION



## Brookfield Properties

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