

**324 East 30<sup>th</sup> Street (between 2<sup>nd</sup> and 1<sup>st</sup> Ave)**  
**Ground Floor + Lower Level - 1,000 RSF**

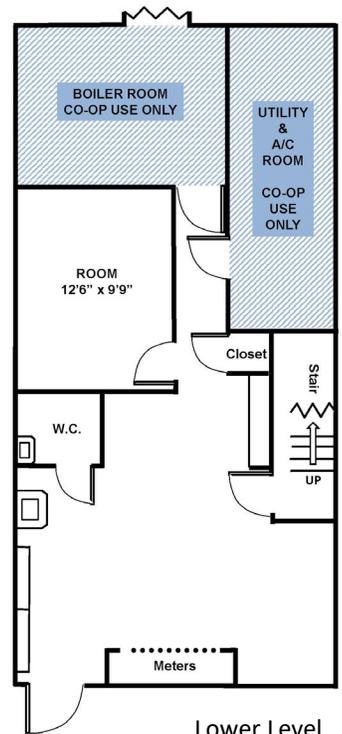
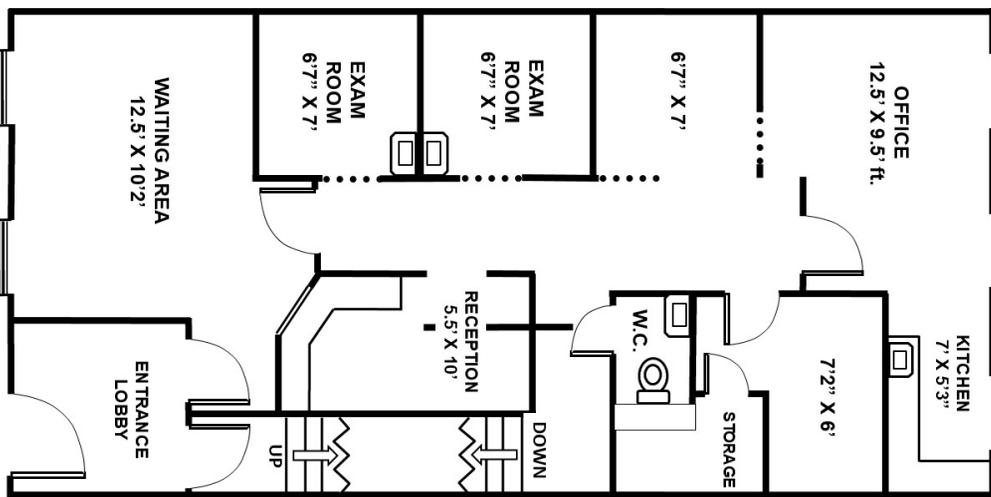


**LOCATED ON VISIBLE WIDE STREET**  
**EXTERIOR SIGNAGE OPPORTUNITY**  
**STREET ENTRANCE**

**Usable 700 SF 1<sup>st</sup> Floor + 700 SF Lower Level**  
**EASY TO RECONFIGURE ROOM SIZES**  
**5-20 YEAR LEASE TERM**

**WINDOWS IN FRONT AND REAR**  
**5 OFFICES + RECEPTION & WAITING RM**  
**KICHEN + PRIVTE RESTROOM**  
**DIRECT ELECTRIC METER**  
**ADDITIONAL RESTROOM + SPACE ON LL**  
**MODERN HVAC SYSTEMS IN PLACE**

**Close to Multiple Hospitals:**  
**NYU Langone, Mount Sinai & NYC Bellevue**  
**#6 SUBWAY @ Park Ave and 28th Street; Midtown Tunnel 2 blocks**



**EXCLUSIVE AGENTS:**

**RUDY DEDOMINICIS**  
 917.566.9359  
 rudy@fpr.nyc

**DAVID DYNAK**  
 917.572.5746  
 david@fpr.nyc

**Full Commissions Paid**

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