



THE CORINTHIAN

345 EAST 37TH STREET

**Medical & Office Units
for Sale or Lease**

\$2.00 Per RSF Broker Bonus
For All Purchases and Qualified Leases

NEWMARK



Amenities & Highlights

- New lobby with soaring ceilings and luxurious marble and wood finishes
- 24/7 security guard on-site
- Freight entrance and loading dock on 38th Street
- Privately-managed garage adjacent to building entry
- Access to full service health club
 - Fitness center
 - 56' lap pool
 - Yoga studio
 - Sauna & steam room

Ownership Benefits

- Fully-built spaces available for immediate occupancy
- Opportunity for businesses to lock in occupancy costs
- Cost of occupancy becomes an asset instead of liability
- Low common charges and real estate taxes
- Low down payments and attractive financing terms

Space Availability

Unit	RSF	CC/Month	RE Taxes/Month	Virtual Tour Links	Floorplan Links
301	3,852	\$2,781	\$2,660	 Click to View	 Click to View
305	3,438	\$2,483	\$2,376	 Click to View	 Click to View
306	4,700	\$3,389	\$3,242	 Click to View	 Click to View
308	3,289	\$2,376	\$2,273		 Click to View
313	2,205	\$1,598	\$1,526	 Click to View	 Click to View
315	1,613	\$1,173	\$1,120		 Click to View
317	2,423	\$1,755	\$1,676		 Click to View
320	1,943	\$1,410	\$1,345	 Click to View	 Click to View
321	2,535	\$1,835	\$1,750	 Click to View	 Click to View

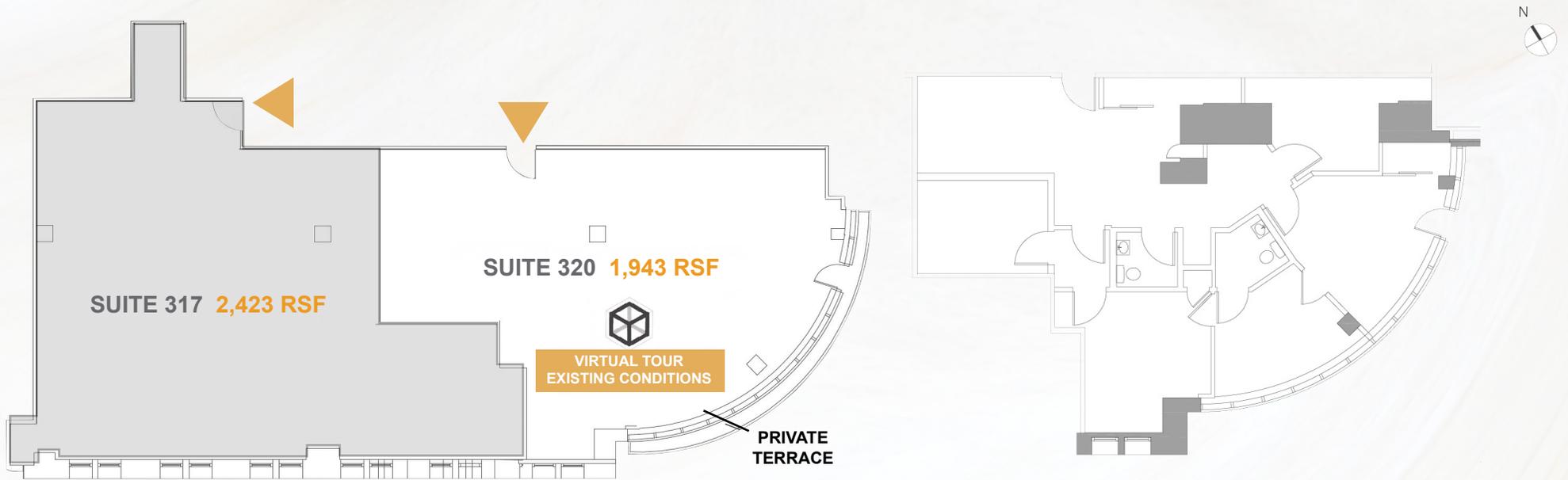
Recently built units with private bathrooms; landlord open to modifications for tenant needs.



FEATURED UNIT FOR LEASE

SUITE 320 | 1,943 RSF

- Recently upgraded installation
- Oversized windows w/ southern exposure
- Private outdoor terrace
- Units can be combine with 317 for a total of 4,416 RSF



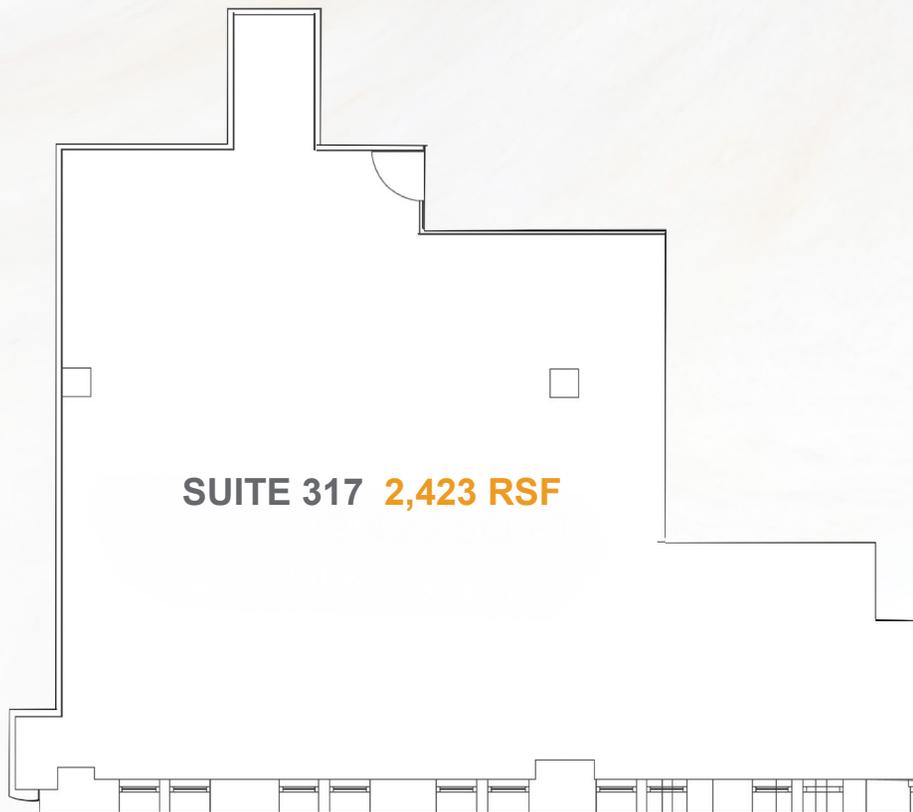
FEATURED UNITS FOR SALE

SUITE 317 | 2,423 RSF

- Currently built out as medical space
- Leased through 2032
- Units can be combine with 320 for a total of 4,416 RSF

SUITE 308 | 3,289 RSF

- Currently built out as medical space
- Private terrace
- Leased through 2030



LOCATION BENEFITS

Ideal Location Along Medical Mile

Located next to the 1st Avenue medical corridor, known as “Medical Mile”, The Corinthian is directly adjacent to over a dozen hospitals, medical schools, research centers and health related not-for-profit institutions.

These include the following:

- 1 NYU Medical Center (multiple locations)
- 2 NYU Medical Center- Neurosurgery
- 3 NYU Medical Center- Emergency Medicine
- 4 Tisch Hospital
- 5 Skirball Institute of Bio Molecular Medicine
- 6 NYU Medical Science Building
- 7 Vein Center at NYU Langone Medical Center
- 8 Alexandria Center for Life Science
- 9 Bellevue Hospital Center
- 10 Bellevue Hospital Center School of Radiologic Technology
- 11 Hunter-Bellevue School of Nursing
- 12 NYU Rory Meyers College of Nursing
- 13 NYU Dental
- 14 NYU College of Dentistry
- 15 VA NY Harbor Healthcare System





THE CORINTHIAN

NEWMARK

ZACHARY WEIL

646-441-3744

zachary.weil@nmrk.com

COLE GENDELS

212-850-5443

cole.gendels@nmrk.com

JARED HOROWITZ

212-372-2022

jared.horowitz@nmrk.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. ©Newmark. All Rights Reserved.

