



# PREMIER UPPER EAST SIDE OFFICE SPACE FOR LEASE

402 EAST 67TH STREET ■ THE LAUREL

**WEXLER** HEALTHCARE & COMMERCIAL  
PROPERTIES  
TEAM AT THE CORCORAN GROUP

Floor Plans Contained Within Are For Illustrative Purposes Only. Actual Size and Dimensions May Vary.



# THE LAUREL

402 East 67th Street

Available for lease at the base of a luxury residential condominium building is approximately 30,000 RSF of premier office space.

Located between First and York Avenues, this space is proximate to Manhattan's major hospitals and mass transit.


## Additional Features

- Building-within-a-building opportunity for a single tenant
- Built as traditional office
- Furnished, ready for immediate possession
- Floors can be leased individually or divided
- Large conference center on LL1 (~100 Person Cap.)
- Large Pantry/Kitchen on LL1 and FL2
- On-site parking garage

## Location

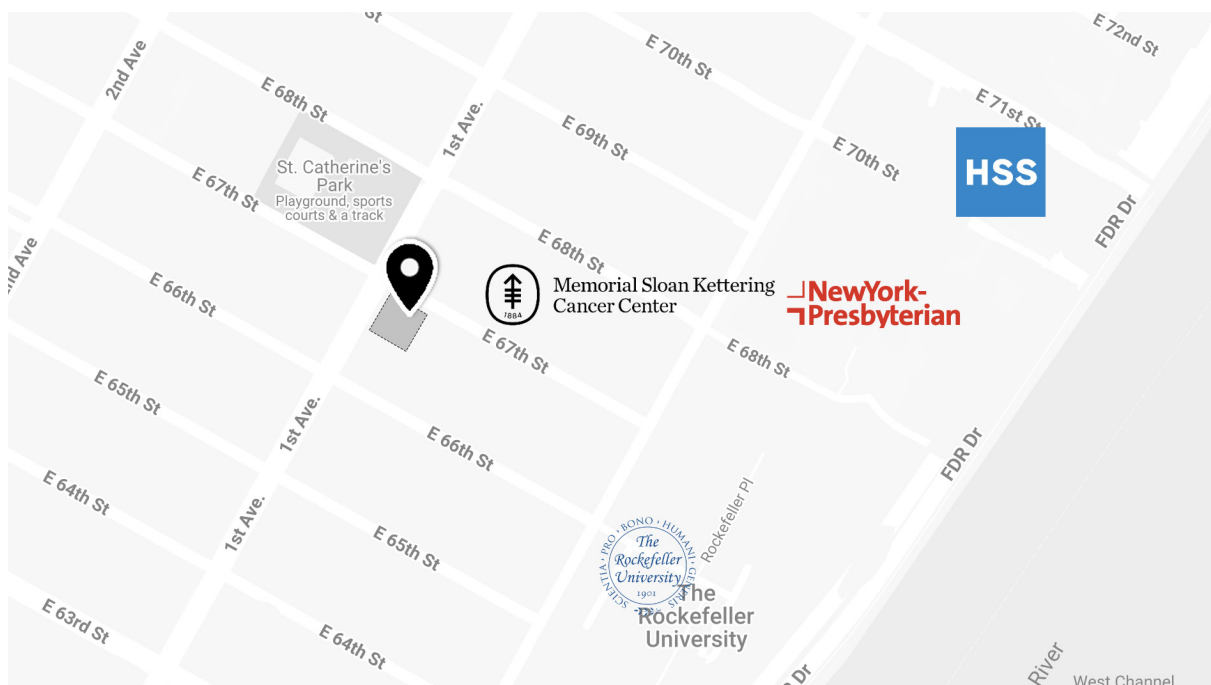
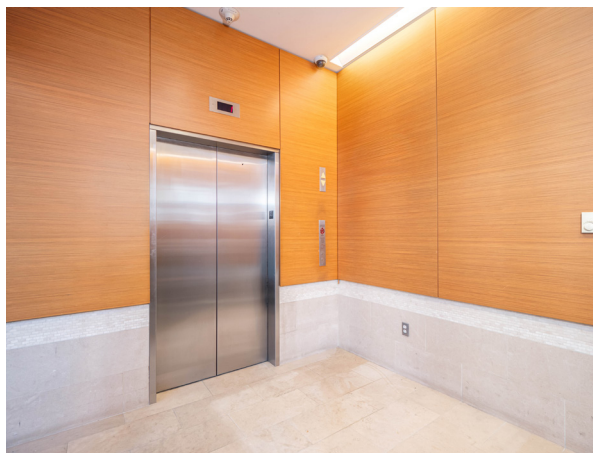
- Proximate to Upper East Side Medical Facilities
  - Hospital for Special Surgery
  - NewYork-Presbyterian/Weill Cornell Medical Center
  - Rockefeller University Hospital
  - Memorial Sloan Kettering Cancer Center

## Easily Accessible via Public Transportation

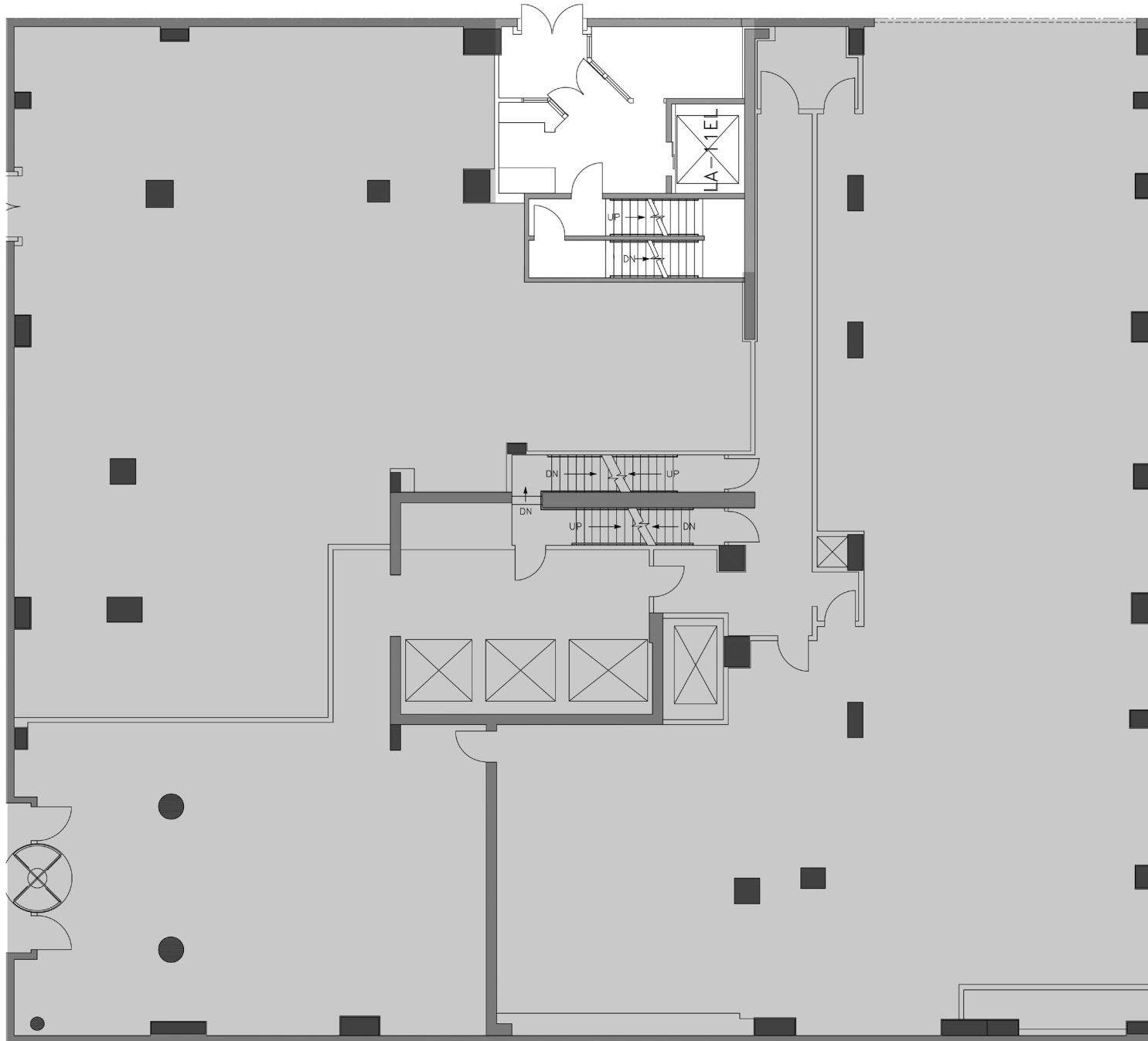
SUBWAY		BUS	M15	M101
			M31	M102
			M66	M103

Year Built	2005 (Building)
Entrance	Dedicated Lobby
Elevators	One (1) dedicated elevator
Electricity	12 watts per RSF
Use Group	4 (Medical/Non-Profit)

	LOBBY	FLOOR 2	LOWER L1	LOWER L2
RSF +/-	806	13,790	7,040	7,685
FLOOR LOAD LIVE (PSF)	100 LBS	50 LBS	100 LBS	100 LBS
CEILING HEIGHTS SLAB-TO-SLAB	16' 1"	12' 8"	14' 6"	13' 6"



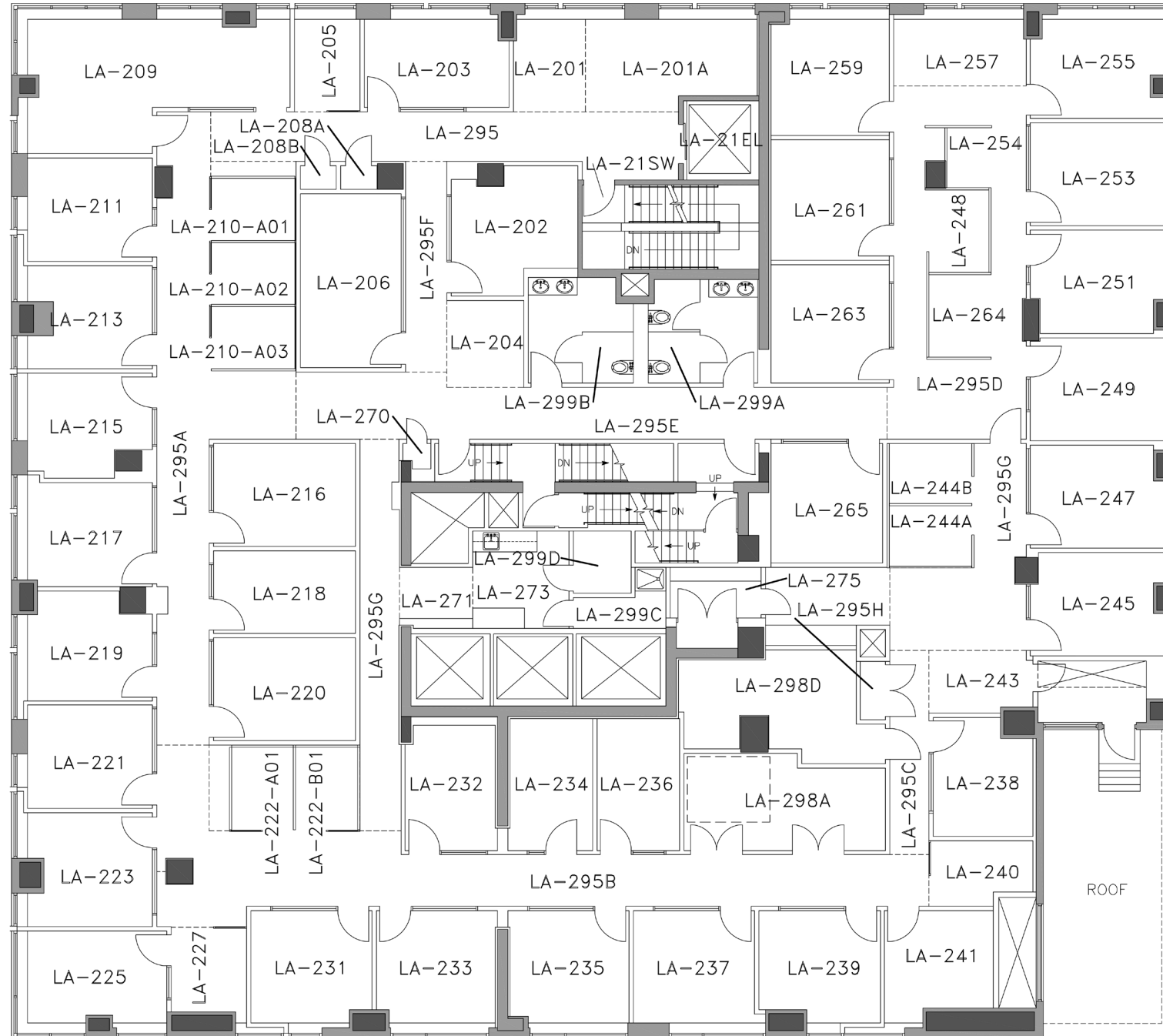
**GROUND FLOOR LOBBY** 806+/- RSF





## FLOOR 2 GALLERY



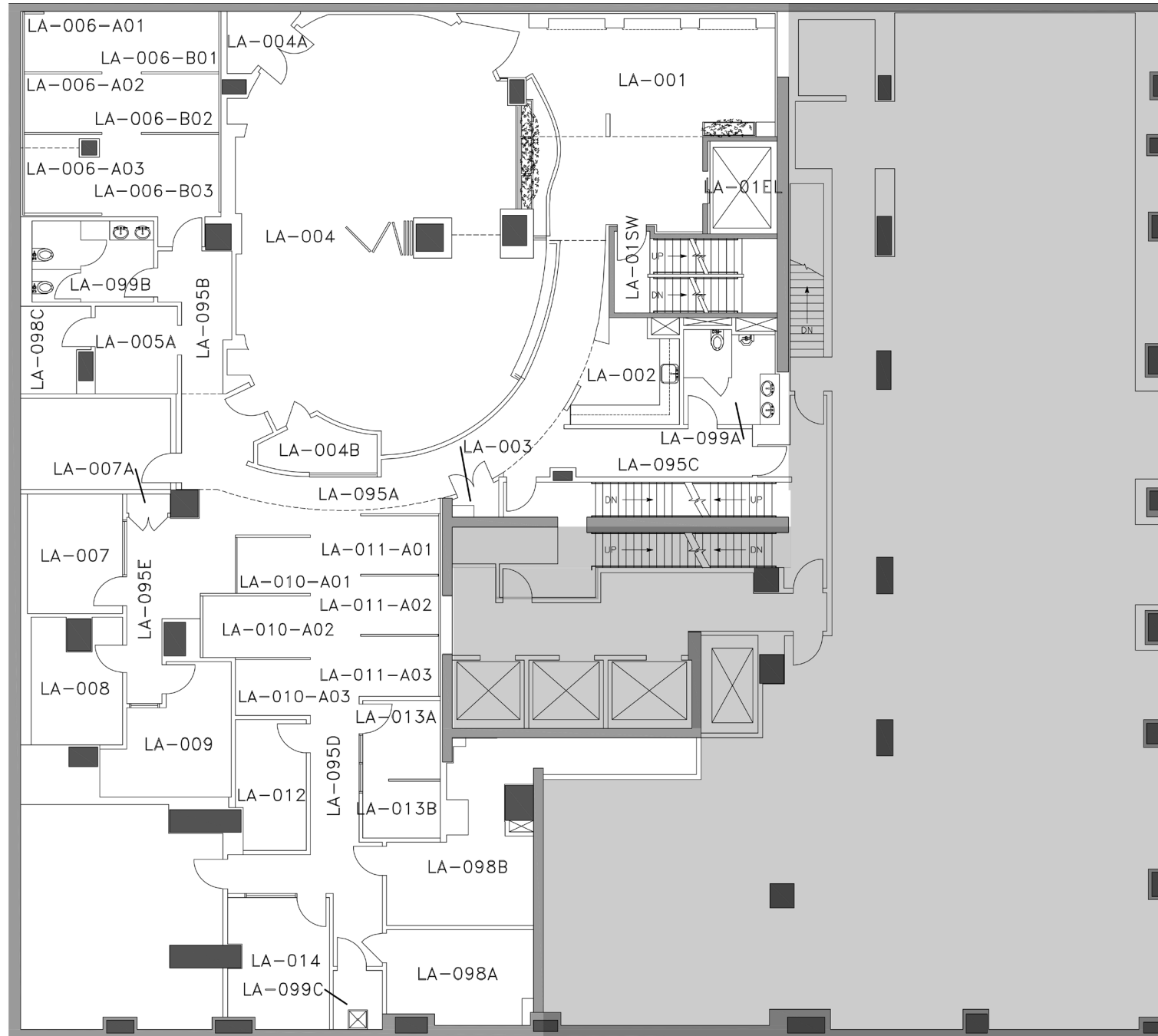




**LOWER LEVEL 1 GALLERY**



**LOWER LEVEL 1** 7,040+/- RSF



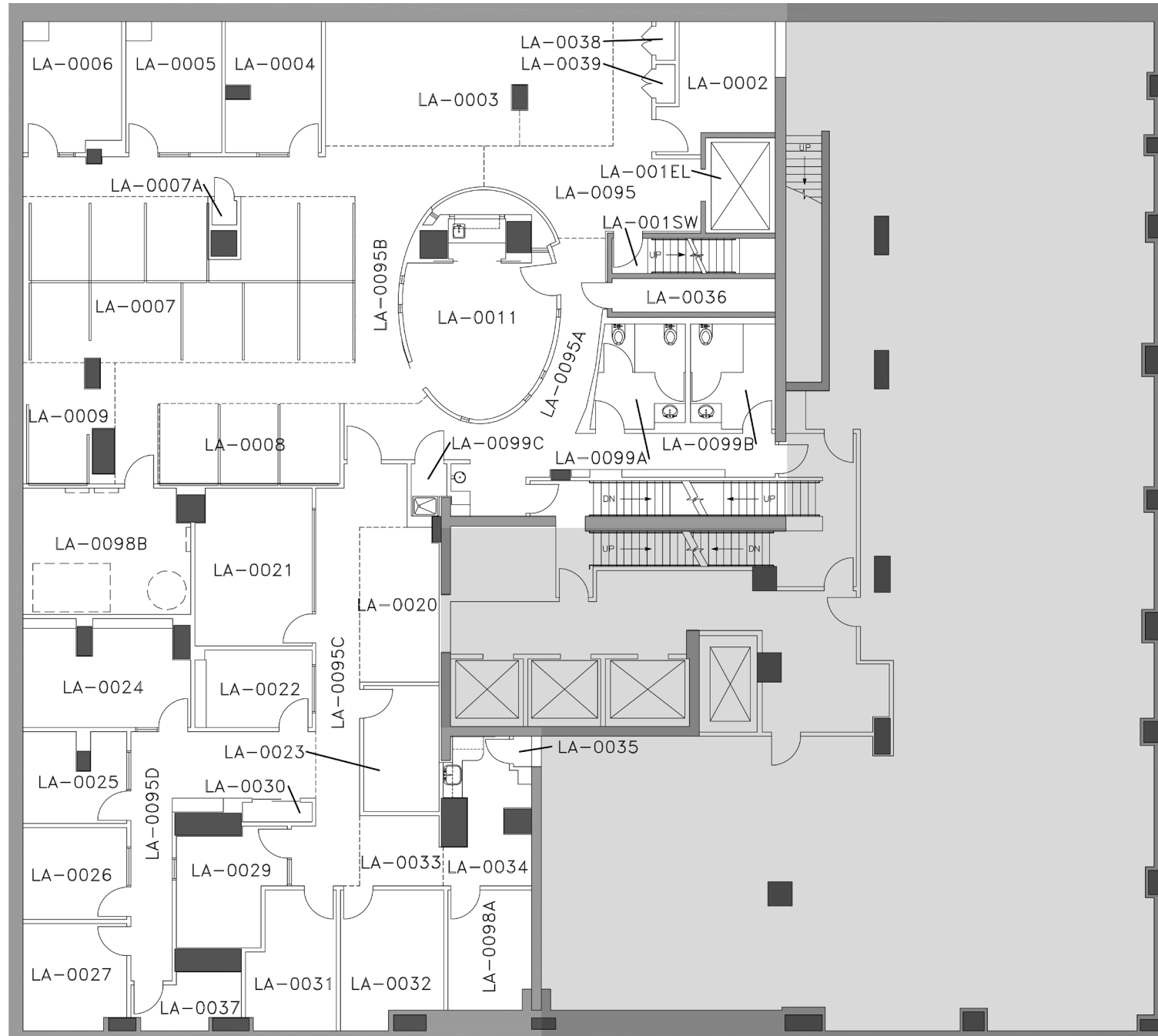


## LOWER LEVEL 2 GALLERY





**LOWER LEVEL 2** 7,685+/- RSF



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