



## **316-318 E 22nd St**

316-318 E 22nd St, New York, NY 10010

*corcoran*

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# 316-318 E 22nd St

\$1,950,000

## Interior Layout:

Multiple private offices and consultation rooms  
 Open workspaces and reception area  
 Half bathroom  
 Private interior stairwell connecting both levels  
 Mechanical and meter rooms  
 Accessory storage areas  
 Rear-facing windows providing natural light and ventilation

## Features:

Hardwood floors, exposed brick, and 9' ceilings  
 Sheetrock ceilings with mounted lighting  
 Dedicated HVAC system  
 110/220V electrical service, individually metered  
 Sprinkler system in cellar

## Building & Location:

7-story...



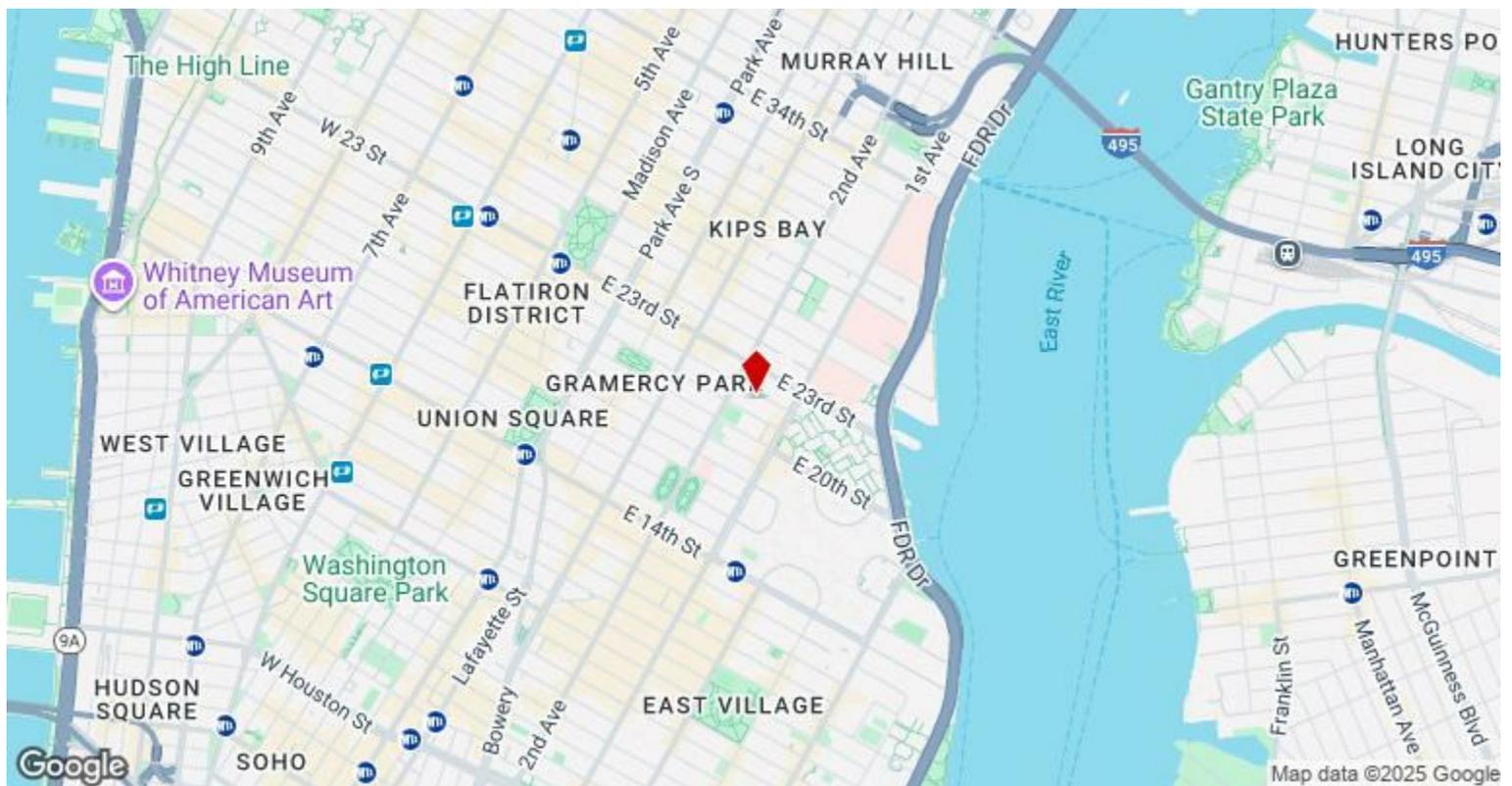
Price:	\$1,950,000
Unit Size:	3,102 SF
No. Units:	1
Property Type:	Multifamily
Property Subtype:	Apartment
Sale Type:	Investment or Owner User
Building Class:	B
Floors:	7
Typical Floor Size:	3,285 SF
Year Built:	2010
Lot Size:	0.09 AC
Walk Score ®:	99 (Walker's Paradise)
Transit Score ®:	100 (Rider's Paradise)

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Gramercy Information Tech LLC	-	



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### Building & Location:

- 7-story mixed-use elevator building
- Located on a quiet, tree-lined block between First and Second Avenues
- Transportation includes: 6 train, M23/M15/M101 buses, and FDR Drive
- Surrounded by parks, restaurants, cafes, and retail
- Close to major medical centers and Midtown business district

# Property Photos

