

# 410 EAST 38<sup>TH</sup> STREET

NEW YORK, NY 10016

**FOR SALE**

12,875± SF VACANT ELEVATOR BUILDING | PERFECT FOR MEDICAL OR GOVERNMENT USER



 CUSHMAN &  
WAKEFIELD

FOR MORE INFORMATION, PLEASE CONTACT:

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**ASKING PRICE: \$6,200,000**

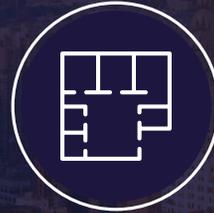
## INVESTMENT HIGHLIGHTS

- ▶ Delivered vacant
- ▶ Freestanding elevated building with the interior demolished, ready for renovation
- ▶ Four blocks south of the United Nations
- ▶ Four blocks north of NYU Medical Center and centered along Manhattan's renowned "Medical Mile"
- ▶ Directly across from one of Manhattan's largest and most transformative development sites
- ▶ Direct access to the FDR Highway, and nearby the Queens-Midtown Tunnel, Queensboro Bridge and the 34th Street Ferry Terminal
- ▶ Short walk to Grand Central Terminal for subway and commuter rail access
- ▶ Parking garage easily accessible directly next door
- ▶ Perfect for: Medical practice or diagnostic center, clinical research or outpatient facility, charter or specialty school, foreign government mission or consulate, professional office headquarters, community services or nonprofit hub
- ▶ Fully tax exempt for qualifying 501(c)(3)s, nonprofits, hospitals, schools, and government entities
- ▶ The reinstated 100% bonus depreciation under the One Big Beautiful Bill allows qualifying buyers to immediately expense the full cost of capital improvements in the first year, rather than depreciating them over decades. This applies to most interior renovations, mechanical/electrical/HVAC upgrades, and key building systems, dramatically reducing taxable income and boosting cash flow from day one

# PROPERTY INFORMATION



**FIRST AVENUE  
AND FDR DRIVE**  
CROSS STREETS



**2,575 SF (PER FLOOR)**  
FLOORPLATE



**9'-0" FT / 8'-0" FT CLEAR**  
CEILING HEIGHTS



**969 / 23**  
BLOCK / LOT



**12,875 SF**  
TOTAL SIZE



**84'**  
FRONTAGE



**4 PLUS CELLAR**  
STORIES



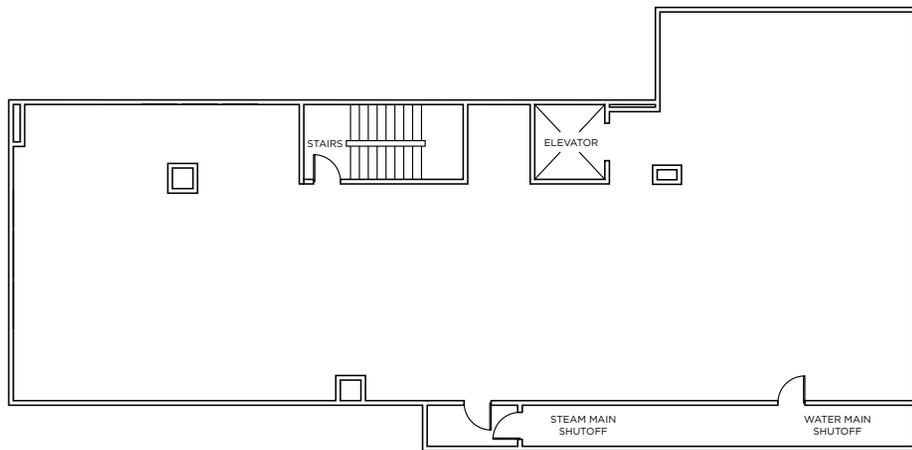
**C1-9/R10**  
ZONING



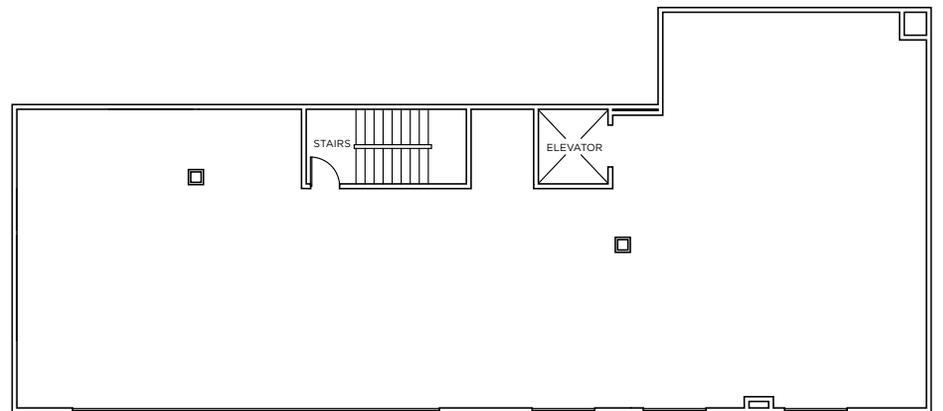
**\$134,739**  
REAL ESTATE TAXES  
(25/26)

# FLOOR PLANS

BASEMENT PLAN



1ST - 4TH FLOOR PLAN





ROCKEFELLER CENTER

ONE VANDERBILT

BRYANT PARK

GRAND CENTRAL TERMINAL

CHRYSLER BUILDING

THE UNITED NATIONS

EMPIRE STATE BUILDING

410 EAST 38TH STREET

QUEENS-MIDTOWN TUNNEL ENTRANCE

NYU HOSPITAL CENTER

EAST SIDE ESPLANADE

## ARTS AND CULTURE

- 1 Chrysler Building
- 2 Grand Central Terminal
- 3 MetLife Building
- 4 New York Design Center
- 5 New York Public Library
- 6 Rockefeller Center
- 7 Scandinavia House
- 8 The Morgan Library & Museum
- 9 United Nations Headquarters
- 10 UNICEF

## LUXURY RESIDENTIAL

- 1 American Copper Buildings
- 2 One United Nations Park
- 3 Eastlight

## PARKS & RECREATION

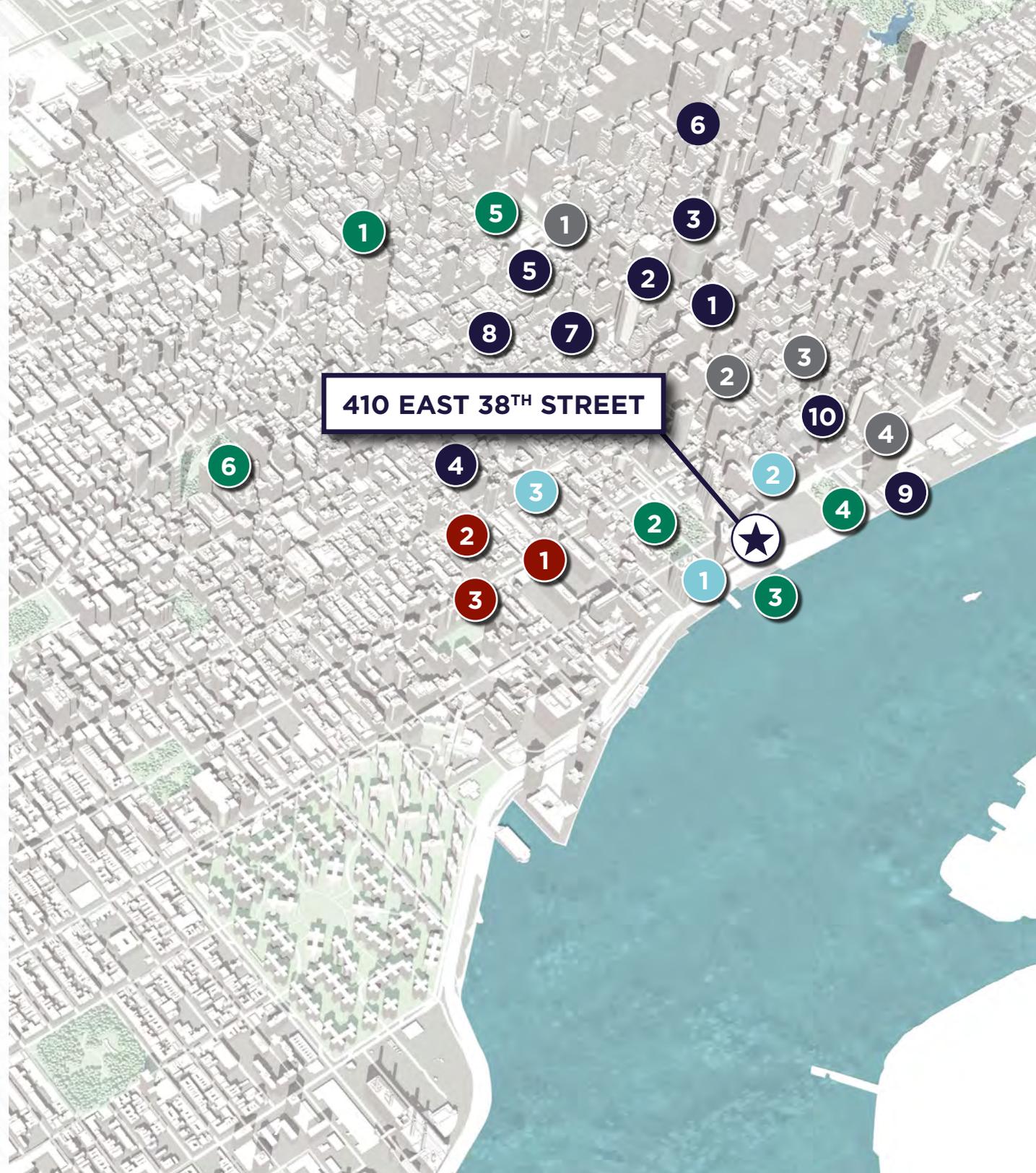
- 1 Herald Square
- 2 St. Vartan Park
- 3 East River Esplanade
- 4 Robert Moses Playground
- 5 Bryant Park
- 6 Madison Square Park

## HOTELS

- 1 Andaz 5th Avenue by Hyatt
- 2 The Westin
- 3 Hampton Inn
- 4 Millenium Hotel One UN Plaza

## SHOPPING

- 1 AMC Kips Bay
- 2 Trader Joes
- 3 Target



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