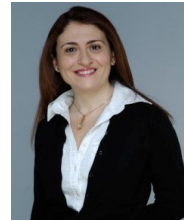


Mallan Real Estate Inc.



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800 Second Avenue, 806



Unit Information

Base Rent: \$50 sq ft/yr - \$74,100 per year, \$6,175 per month
Sq Ft: 1,482 Rentable Sq Ft
Lease Type: NNN Lease

NNN Lease - Tenant is responsible for paying for
Annual Maint: \$16,320.00
Annual Tax: \$18,600.00
Annual Average Electric \$2,400.00 depending on usage;
Annual Insurance per annum varies - approx \$1,400
Annual Trash – Varies- approx \$2,840
Annual Repairs – Varies - approx \$2,000
Total Approx Rent per month - \$9,805

Reception

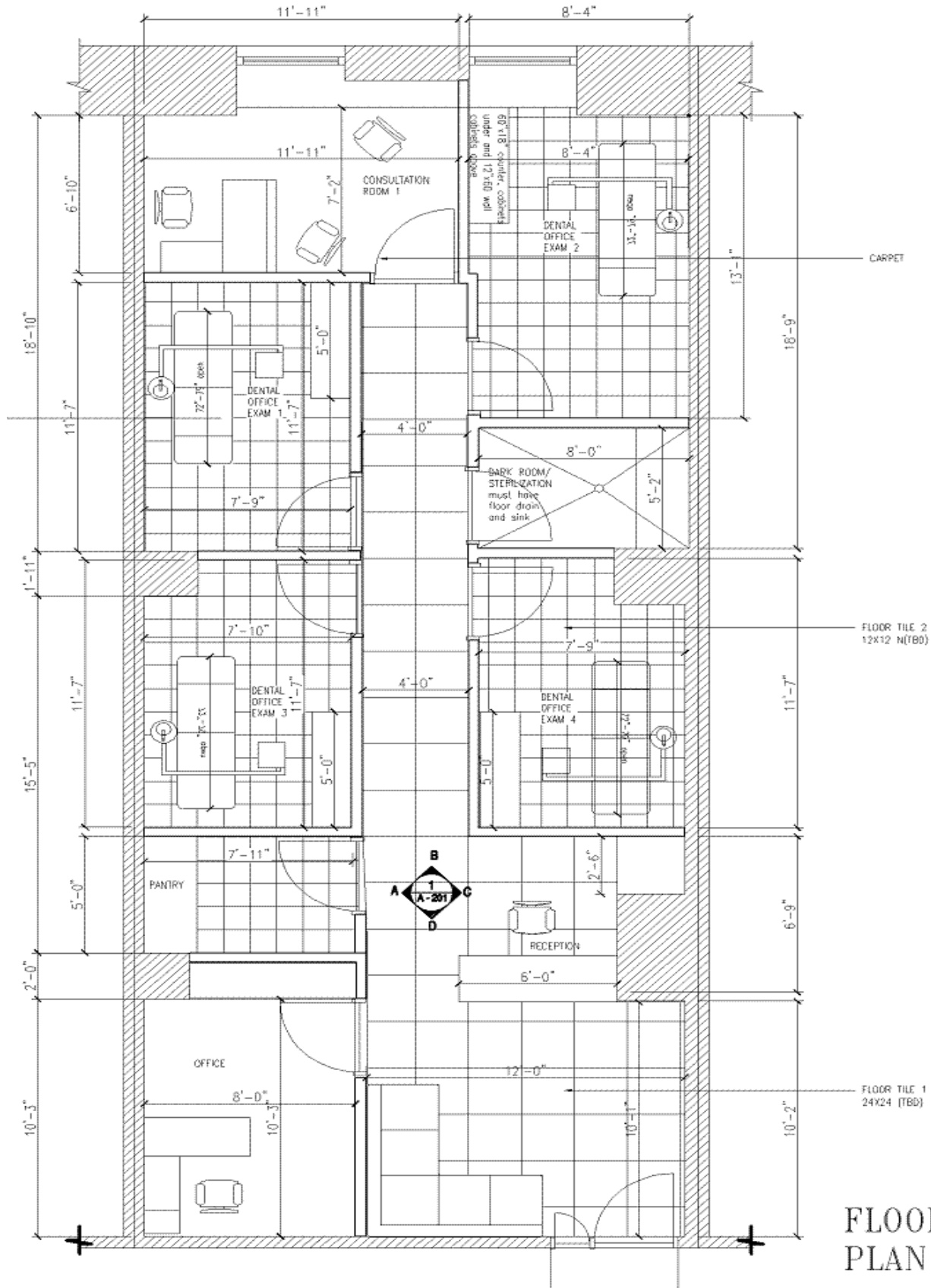
Rooms: 8

Ownership: Commercial Condo/ Neighborhood: Midtown East

800 Second Avenue - Brand New Commercial office fully built out and ready for use - Can ideally be used as a dental; massage therapist; acupuncturist; ophthalmologist or optometrist; pediatrics; or Psychiatrist office. The space is bright and inviting – has a fully set up reception area; 2 large office rooms or doctors rooms; 4 smaller office rooms or examination rooms; 1 sterilization room or pantry; 1 file room or dark room– Total 8 rooms. All examination rooms are set up with plumbing and cabinetry. Restrooms are easily accessible and disable accessible. The building has a full time doorman and supervisor on site; and is centrally located and easily accessible via Grand Central Station (Subways 4/5/6/S, Metro North) and Bus Stops for both local and express M15, M100, M102, M103 . \$45 per rentable Sq Ft; 1,482 Sq Ft

Building Information

Alternate Address:		Doorman:	Full-time	Nbr Elevators:	2
Cross Street:	42nd Street	Concierge:	Full-time	Floors:	18
Building Size:	237,999 Sq Ft	Year Built:	1957	Units:	264
Ownership:	Commercial Condo	Heat Type:	Central		
Building Type:	Offices				
Neighborhood:	Midtown East				
Wheelchair Accessibility:	Yes				



FLOOR PLAN



800 Second Avenue

An 18-story building completed in 1957, 800 Second Avenue is located near the United Nations complex along the East River in Midtown Manhattan. It offers a variety of office configurations for rent, including condos. These units feature plenty of windows that admit natural light and provide views of the UN and the East River. Amenities include a 24/7 attended lobby. Office space at 800 Second Avenue is ideal for any type of commercial endeavor, but it is especially popular among medical professionals.

Current tenants include 42nd Street Chiropractic; Consulate General of Barbados; Consulate General of Dominica; Consulate General of Ecuador; Consulate General of Israel in New York; Mid-Manhattan Physician Services; and Patients Medical PC. The building is located conveniently near Grand Central Station, with access to the 4, 5, 6 and 7 trains as well as commuter service on Amtrak and MetroNorth.

Address:	301 E. 42nd St.	Class:	A
Cross Streets:	42nd & 43rd Streets	Size:	290,000 SF
Year built:	1957	Architect:	Pomerance & Breine

Map 800 Second Ave, New York, NY 10017

