

Gramercy Medical Arts Building

380 Second Avenue @ 22nd Street



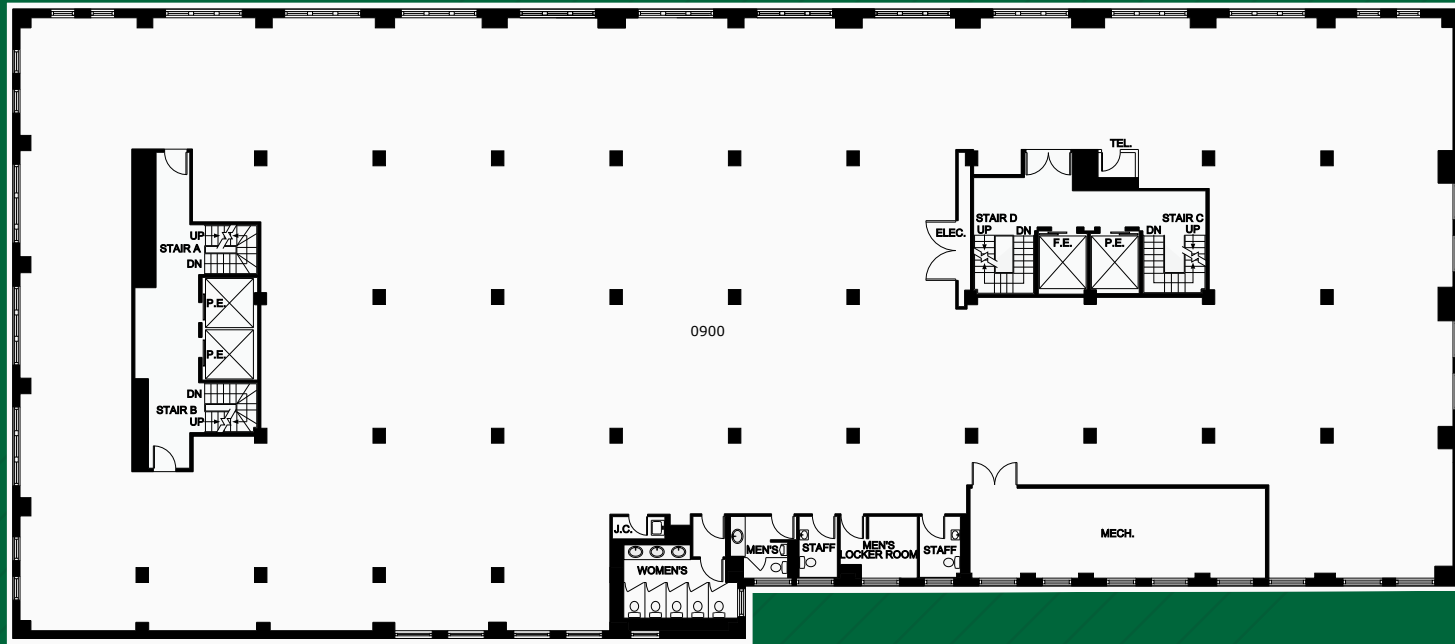
Join Gramercy Medical Arts' prestigious tenant roster including world renown medical and educational institutions including:

NYU Langone Health
Hospital for Joint Diseases
New York University
School of Visual Arts
East Side Endoscopy
Gramercy Surgical Center

ENTIRE 9TH FLOOR - 20,000 RSF
(BASE PLAN)

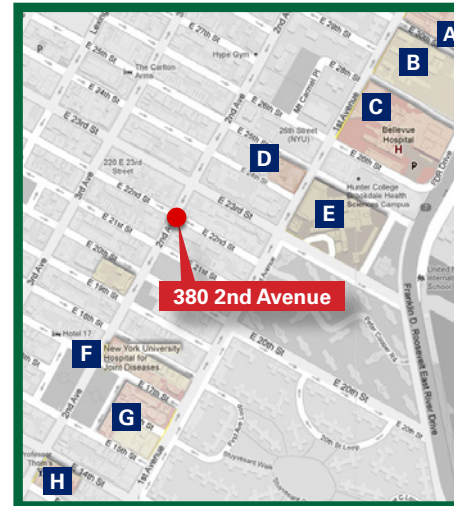
East 22nd Street

Second Avenue



ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

- Available
Entire 9th Fl: 20,000 rsf (may divide)
- Possession Arranged
Rent Call or email for details
- Comments
- Landlord to deliver premises in white box condition, then build or contribute to new tenant installation for qualified tenant
 - Excellent for medical or educational uses
 - Tenant-controlled HVAC, loading dock available
 - Second lobby located at 310 East 22nd Street undergoing expansion and renovation
 - Long-term stable ownership



| AREA MEDICAL INSTITUTIONS | |
|---------------------------|-------------------------------------|
| A | NYU Medical Center |
| B | Alexandria Center for Life Sciences |
| C | Bellevue Hospital |
| D | NYU College of Dentistry |
| E | VA Hospital |
| F | Hospital for Joint Disease |
| G | Beth Israel Medical Center |
| H | New York Eye & Ear |

For further information and/or inspection, please contact:

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