

MEDICAL SPACE FOR LEASE

PRICE/RSF

LL: \$49

FL4: \$55

FL5: HIGH \$50'S

APPROX SIZE

LL: 2,720 RSF

FL4/5: 2,959 RSF EACH

POSSESSION

IMMEDIATE



251 EAST 33RD STREET

BETWEEN SECOND AND THIRD AVENUES

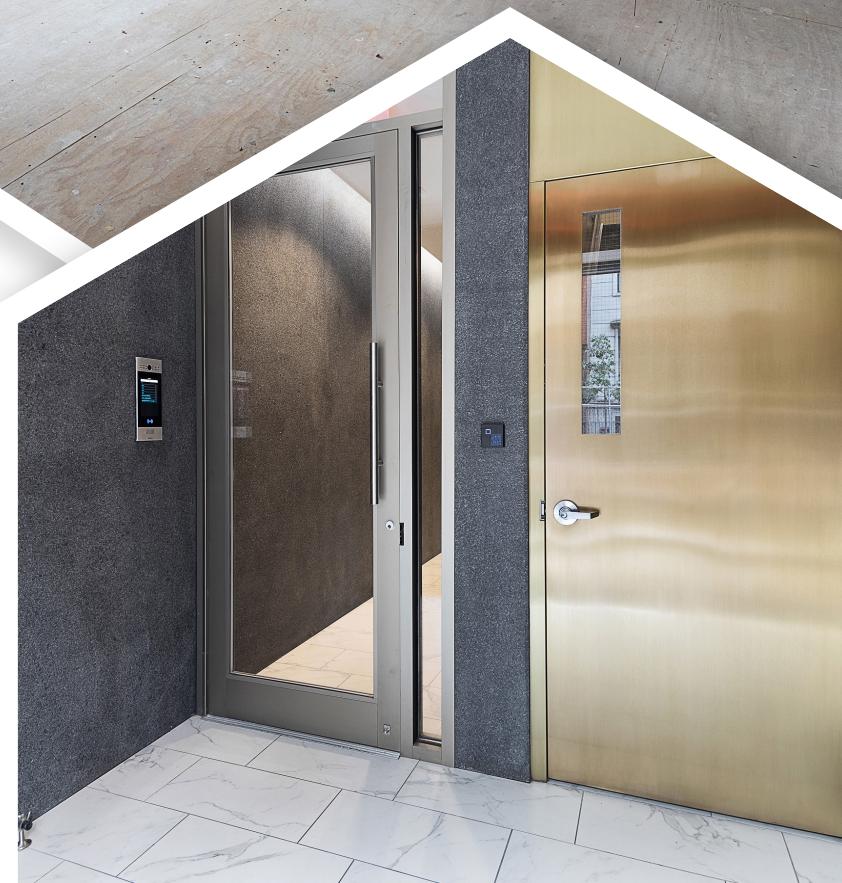
LAYOUT

- GUT RENOVATED MEDICAL OFFICE BUILDING
PREBUILT SUITES AVAILABLE ON 4TH FLOOR
- BRAND NEW
BUILDING LOBBY WITH MARBLE FLOORING
LARGE PASSENGER ELEVATOR
- TURN-KEY MEDICAL INSTALLATIONS AVAILABLE
- PROXIMATE TO THE MEDICAL AND LIFE SCIENCES CORRIDOR
NYU LANGONE MEDICAL CENTER
THE ALEXANDRIA CENTER FOR LIFE SCIENCES
BELLEVUE MEDICAL CENTER
AND NUMEROUS PROFESSIONAL MEDICAL COMPLEXES
- EASILY ACCESSIBLE VIA THE 33RD STREET 6 SUBWAY LINE, M34
BUS ROUTE AND BY CAR WITH MULTIPLE PARKING OPTIONS
NEARBY

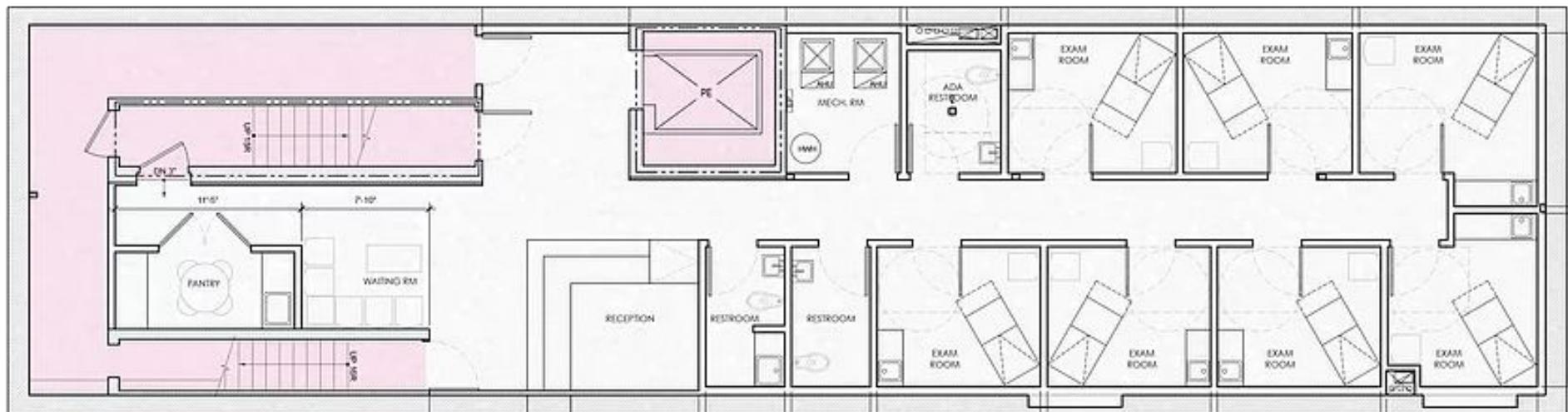


ADDITIONAL FEATURES

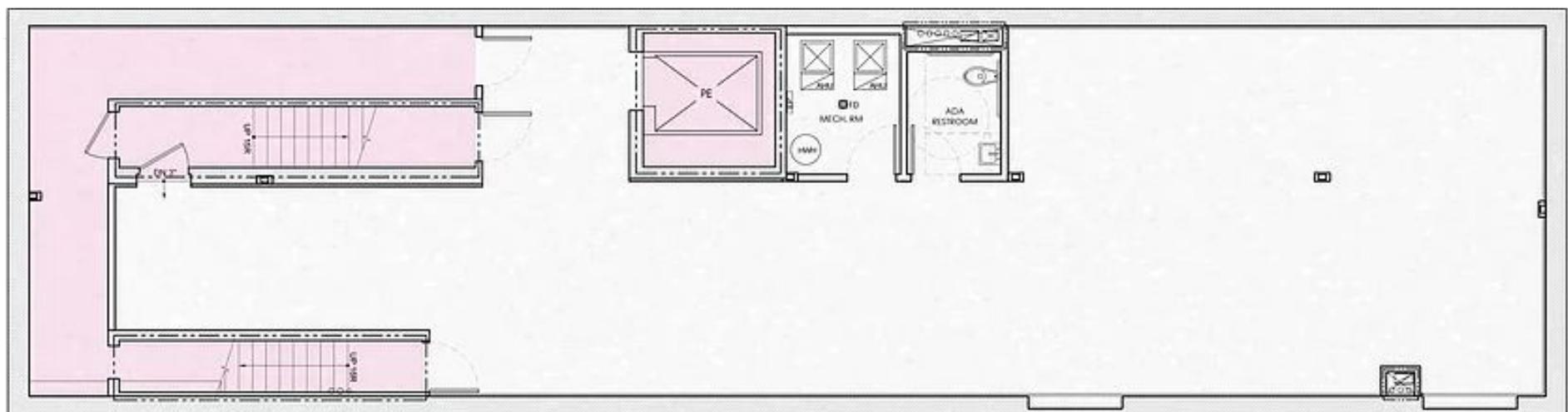
- LANDLORD TO DELIVER HIGH-END, FULL FLOOR, PRE-BUILT MEDICAL SUITES
- 5,918 RSF OF CONTIGUOUS SPACE
- EFFICIENT FLOORS OFFER EXCELLENT NATURAL LIGHT
- EACH FLOOR HAS
ITS OWN DEDICATED AND TENANT CONTROLLED HVAC
DIRECT-METERED ELECTRIC
- TO BE DELIVERED WITH CAT-5 WIRING IN PLACE
- KEYED, LARGE MEDICAL-SIZED ADA ELEVATOR OPENS DIRECTLY ONTO TENANT'S
FLOOR WITH ABILITY TO ACCOMMODATE A STRETCHER



LOWER LEVEL - 2,720 SF

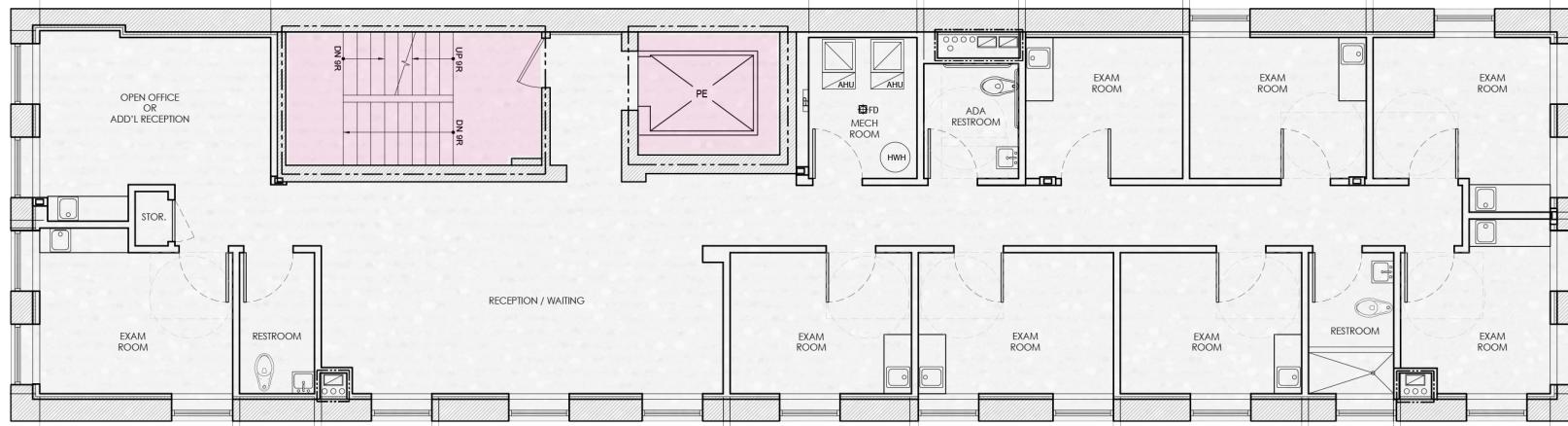


TEST-FIT



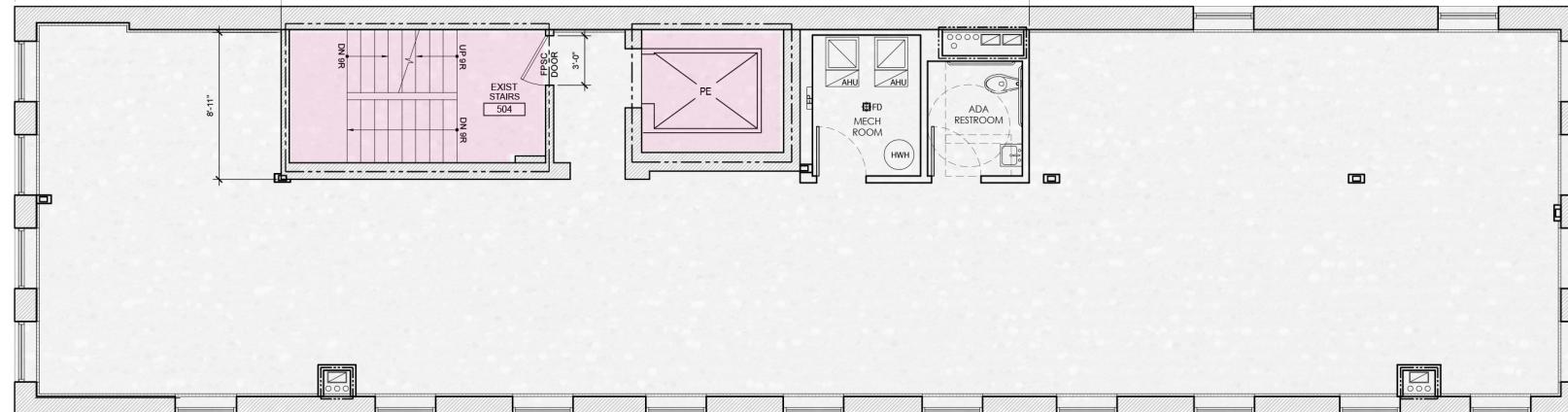
CORE AND SHELL PLAN

ENTIRE 3RD & 4TH FLOORS – 2,959 SF



Medical Office Pre-Built Plan

ENTIRE 5TH FLOOR – 2,959 SF



Core & Shell Floor Plan

FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Paul L Wexler

LICENSED ASSOCIATE
REAL ESTATE BROKER

P: 212.836.1075
E: PLW@corcoran.com

Josef Yadgarov

LICENSED ASSOCIATE
REAL ESTATE BROKER

P: 212.836.1097
E: josef.yadgarov@corcoran.com

Elliot Dennis

LICENSED REAL ESTATE
SALESPERSON

P: 212.893.1746
E: elliot.dennis@corcoran.com

Alisia Ramlochan

LICENSED ASSOCIATE
REAL ESTATE BROKER

P: 212.893.1450
E: alisia.ramlochan@corcoran.com

Kurt Herold

LICENSED ASSOCIATE
REAL ESTATE BROKER

P: 212.323.3817
E: kherold@corcoran.com

Cosmin Bita

LICENSED REAL ESTATE
SALESPERSON

P: 917.602.5754
E: cosmin.bita@corcoran.com