



# LEX~EIGHTY

168 EAST 80TH STREET | NEW YORK CITY

AVAILABLE FOR SALE AND LEASE

**WEXLER** HEALTHCARE & COMMERCIAL  
PROPERTIES  
TEAM AT THE CORCORAN GROUP

 **LESLIE J.  
GARFIELD**

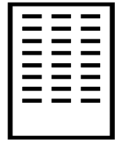
DIGITAL RENDERING



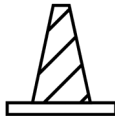
# 168 EAST 80TH STREET

## BUILDING SPECIFICATIONS

	LOWER LEVEL	FLOOR 1	FLOORS 2-4	FLOOR 5
±RSF	2,000	2,000	2,200	1,800
SLAB-TO-SLAB	9' 6"	11' 0"	11' 0"	11' 0"



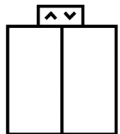
**70'**  
Building Height  
6 stories



**Construction Type**  
Structural Steel Framing



**ZONING**  
Residential  
Community Facilities  
Use Groups 1-4



**ELEVATOR**  
1 passenger car  
Floors: 1-6  
Stretcher Compliant



# NEW CONSTRUCTION

168 East 80th Street is an 12,400 square-foot medical office building featuring six distinct full-floor commercial units. This newly constructed property, complete with a stretcher-compliant elevator, stands as a beacon of sophistication in a prime location.

Nestled on 80th Street between Lexington and Third Avenues, this premier establishment offers seamless accessibility to various major MTA hubs. Perfectly positioned within the esteemed medical mile corridor, it shares proximity with some of New York City's finest medical and educational institutions, including Lenox Hill Hospital, Mount Sinai Hospital, Weill Cornell Medical College, Sloan Kettering, New York Presbyterian Hospital, HSS, NYC Health + Hospitals, The Rockefeller University Hospital, Hunter College (CUNY), Marymount Manhattan College, and New York School of Interior Design.

Surrounded by prestigious institutions such as the Metropolitan Museum of Art (MET), Neue Galerie New York, and Asia Society, it seamlessly integrates into the city's vibrant cultural landscape.

Built-to-suit opportunities offer limitless possibilities for investors or end-users seeking to embrace this best-in-class property.

Benefiting from its strategic location, a surge in new condo developments, and a growing community of residents choosing to work closer to home on the Upper East Side, this property stands as a testament to the evolving landscape of this dynamic neighborhood.

## PRICING

**SALE** \$10,750,000

**LEASE** \$80/RSF

## REAL ESTATE TAXES

**\$127,000** Per Annum



### SUBWAY LINES

6 77th and 86th Street  
Q 86th Street  
4, 5, 6 86th Street



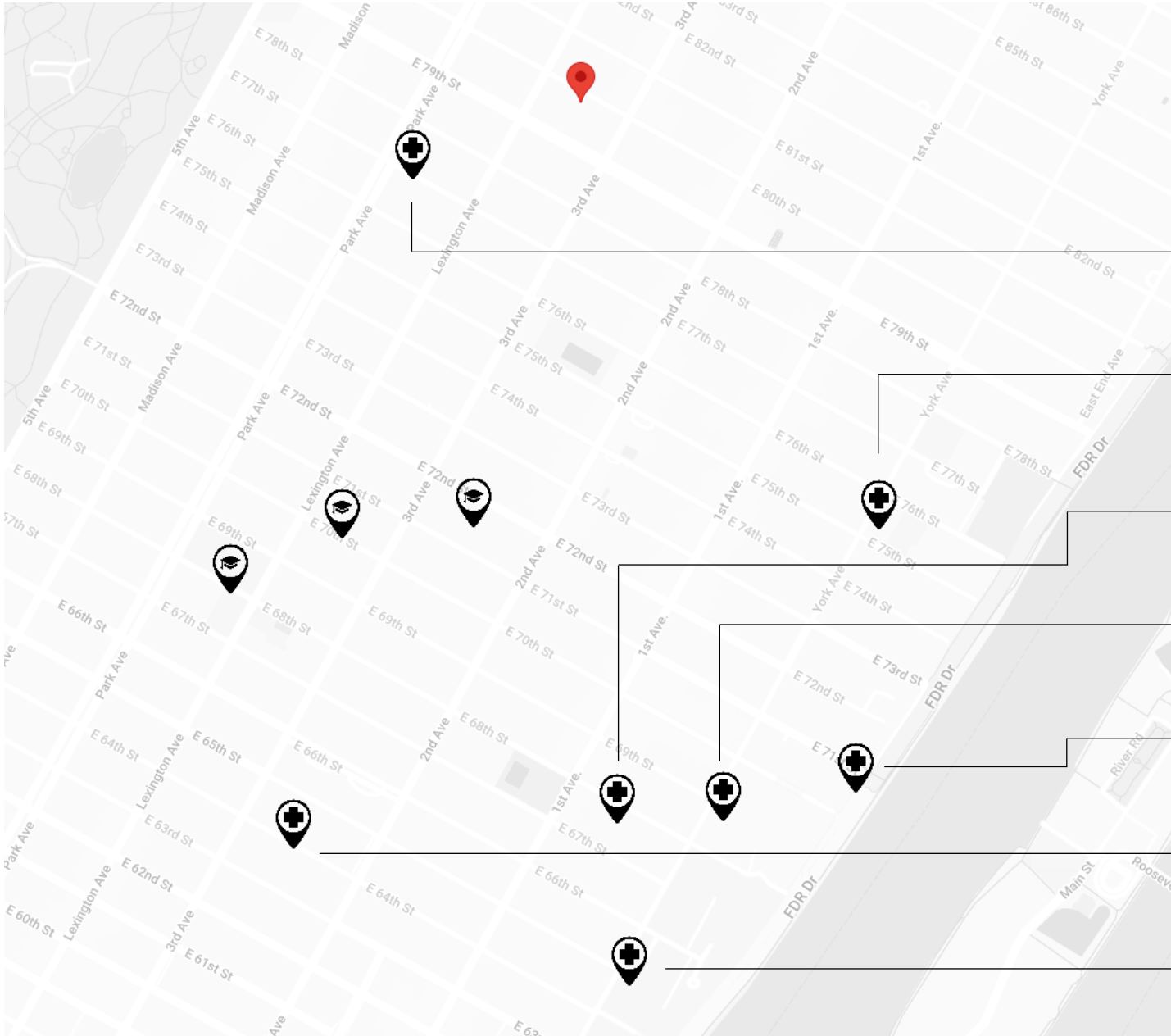
### BUS ROUTES

M98, M101, M102, M103  
M79-SBS  
BxM1

Third and 80th  
Lexington and 79th  
Third and 78th



# PREMIER MEDICAL CORRIDOR



↑ **MOUNT SINAI HOSPITAL**  
1468 MADISON AVENUE

↑ **NYC HEALTH + HOSPITALS**  
1901 1ST AVENUE

**LENOX HILL HOSPITAL**  
110 EAST 77TH STREET

**NY-PRESBYTERIAN HOSPITAL/  
WEILL CORNELL MEDICAL CENTER**  
1414 YORK AVENUE

**SLOAN KETTERING**  
425 EAST 67TH STREET

**WEILL CORNELL MEDICINE**  
525 EAST 68TH STREET

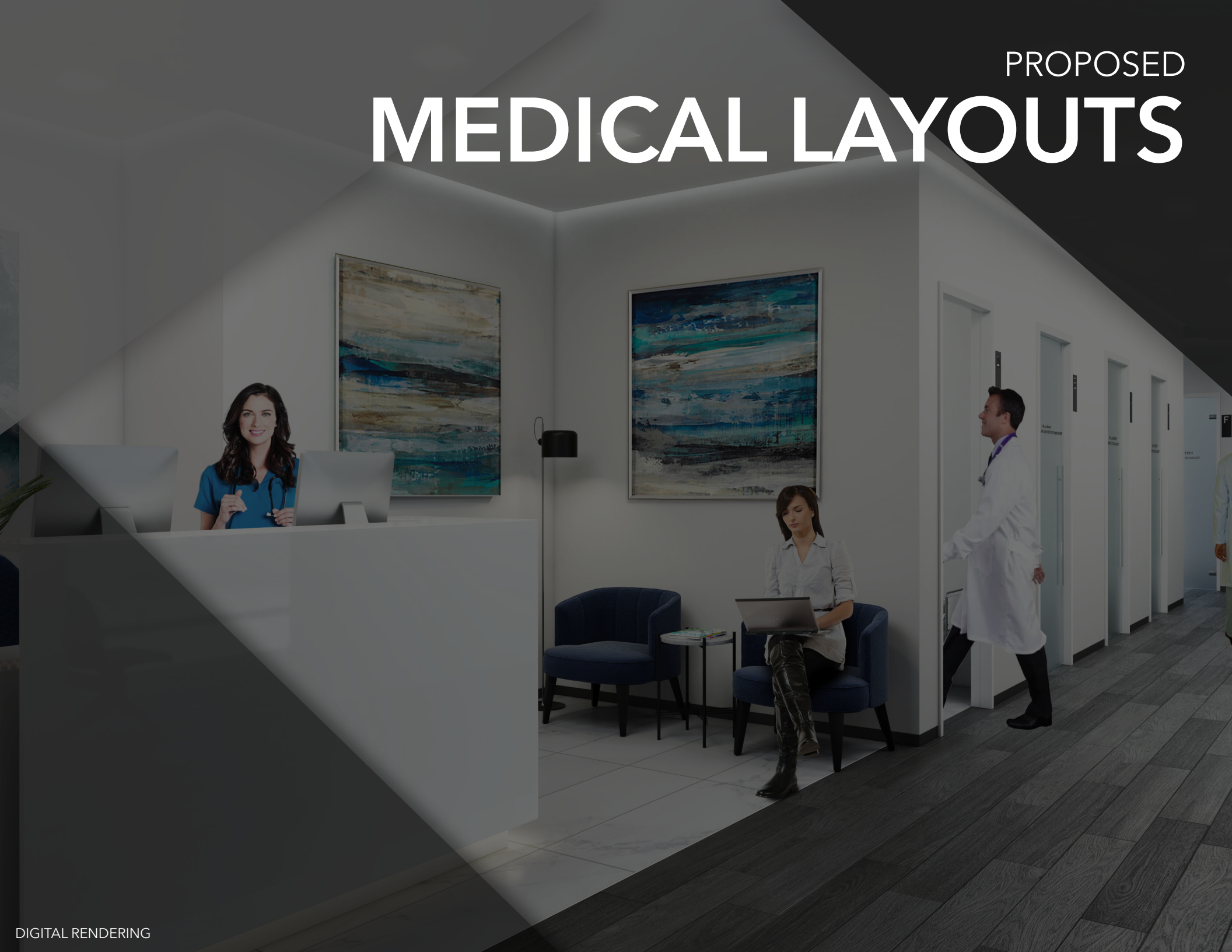
**HSS - HOSPITAL FOR SPECIAL SURGERY**  
535 EAST 70TH STREET

**NORTHWELL EYE, EAR, THROAT HOSPITAL**  
210 EAST 64TH STREET

**THE ROCKEFELLER UNIVERSITY HOSPITAL**  
1230 YORK AVENUE

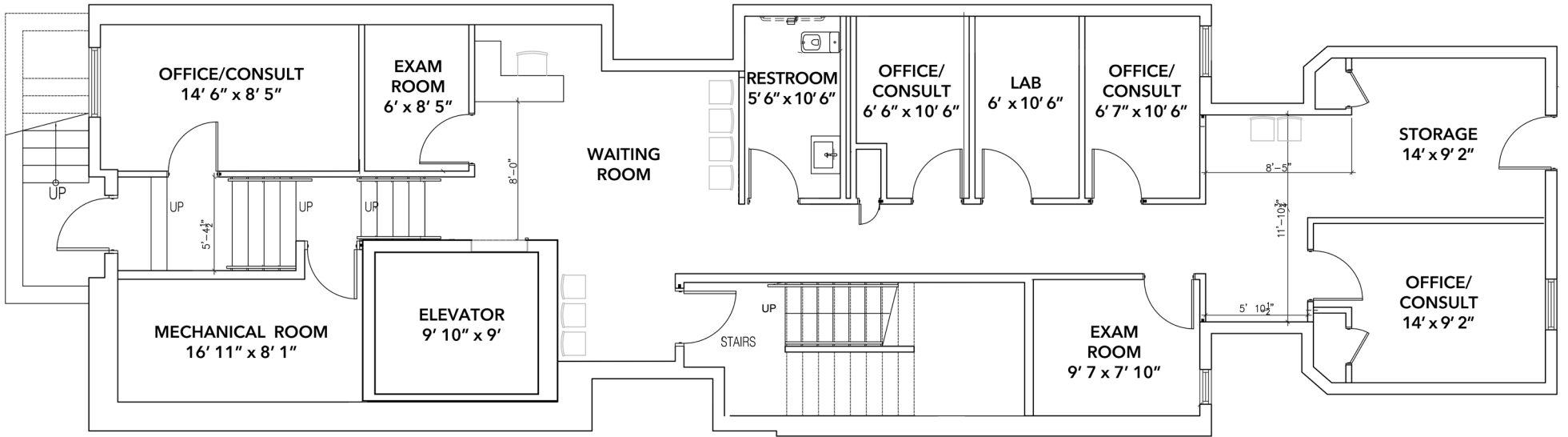
PROPOSED

# MEDICAL LAYOUTS



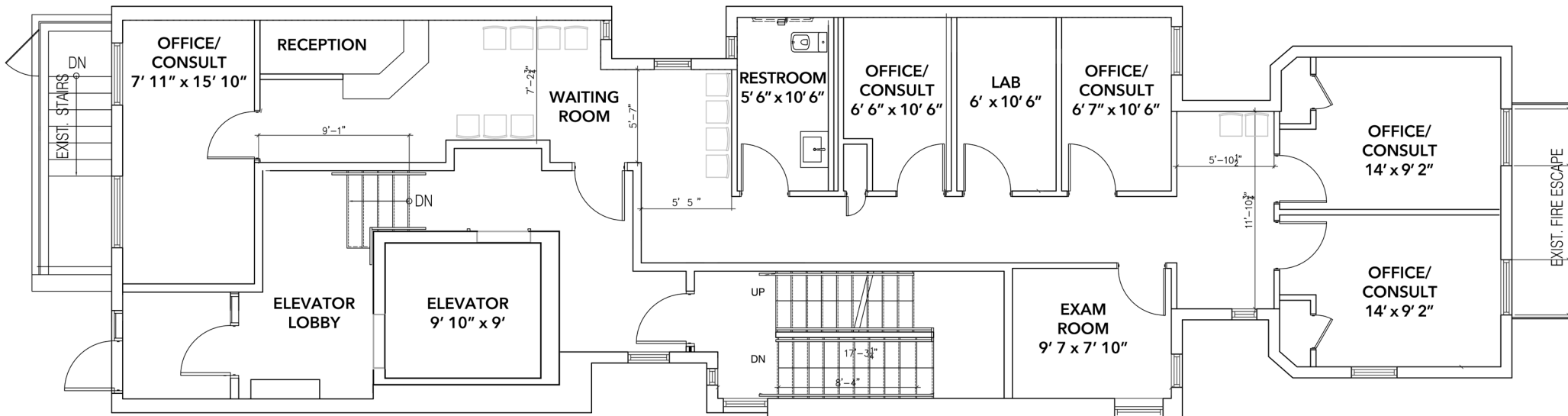
**LOWER LEVEL • MEDICAL**

2,000 +/-RSF



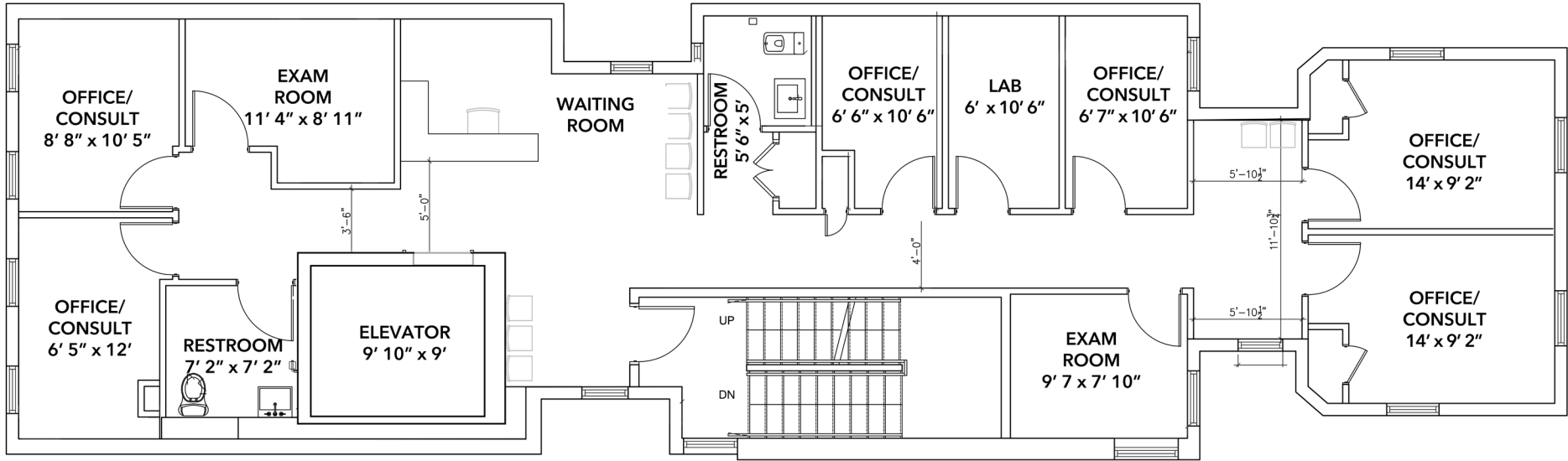
**FLOOR 1 • MEDICAL**

2,000 +/-RSF



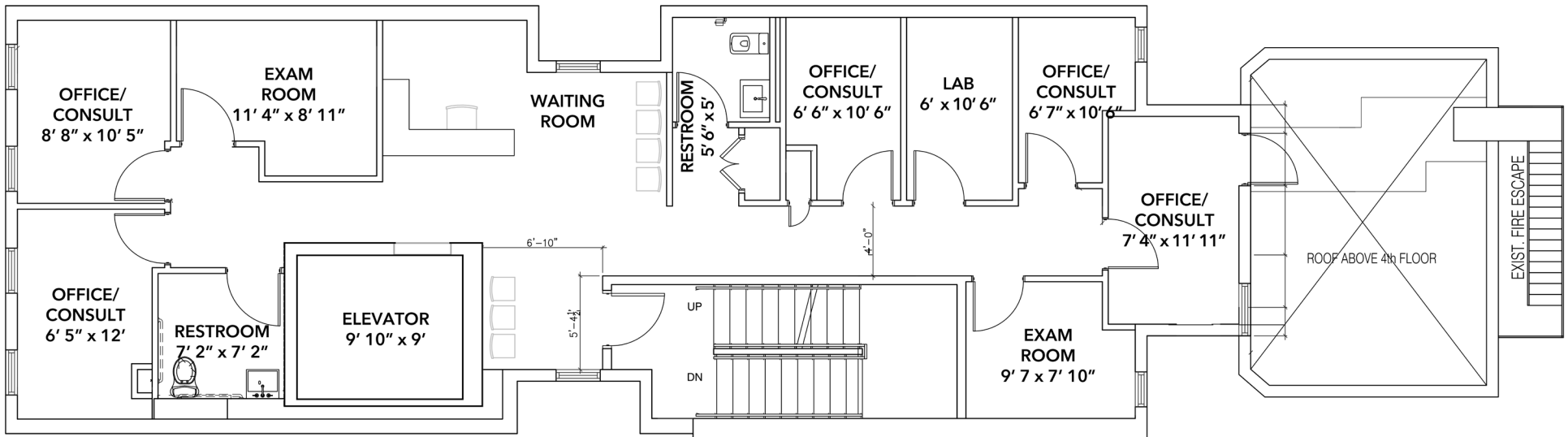
**FLOORS 2-4 • MEDICAL**

2,200 +/-RSF

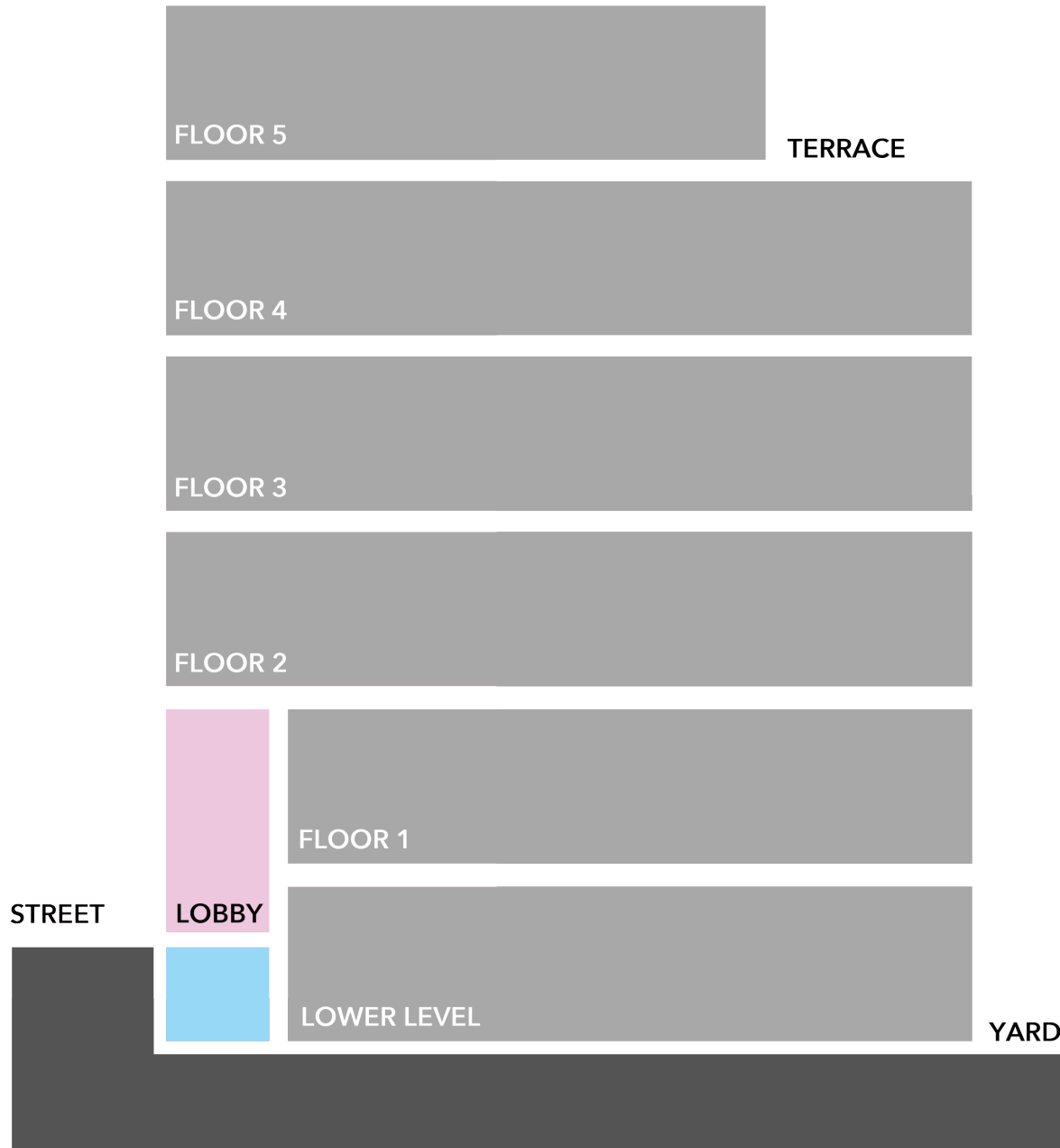


**FLOOR 5 • MEDICAL**

1,800 +/-RSF



# STACKING PLAN



**LEASE** \$80/RSF  
**SALE** \$10,750,000

- Entire building | 12,400+/- RSF
- Full floors | 2,000-2,200+/- RSF
- Landlord to deliver
  - Full-floor Pre-builts
  - Partial-Floor Pre-builts
- Outdoor space available
  - First Floor
  - Sixth Floor





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