



316-318 E 22nd St

316-318 E 22nd St, New York, NY 10010

corcoran



Brian Morgan

Corcoran Group

590 Madison Ave, New York, NY 10022

bmorgan@corcoran.com

(646) 872-9700



316-318 E 22nd St

\$1,790,000

Interior Layout:

Multiple private offices and consultation rooms
 Open workspaces and reception area
 Half bathroom
 Private interior stairwell connecting both levels
 Mechanical and meter rooms
 Accessory storage areas
 Rear-facing windows providing natural light and ventilation

Features:

Hardwood floors, exposed brick, and 9' ceilings
 Sheetrock ceilings with mounted lighting
 Dedicated HVAC system
 110/220V electrical service, individually metered
 Sprinkler system in cellar

Building & Location:

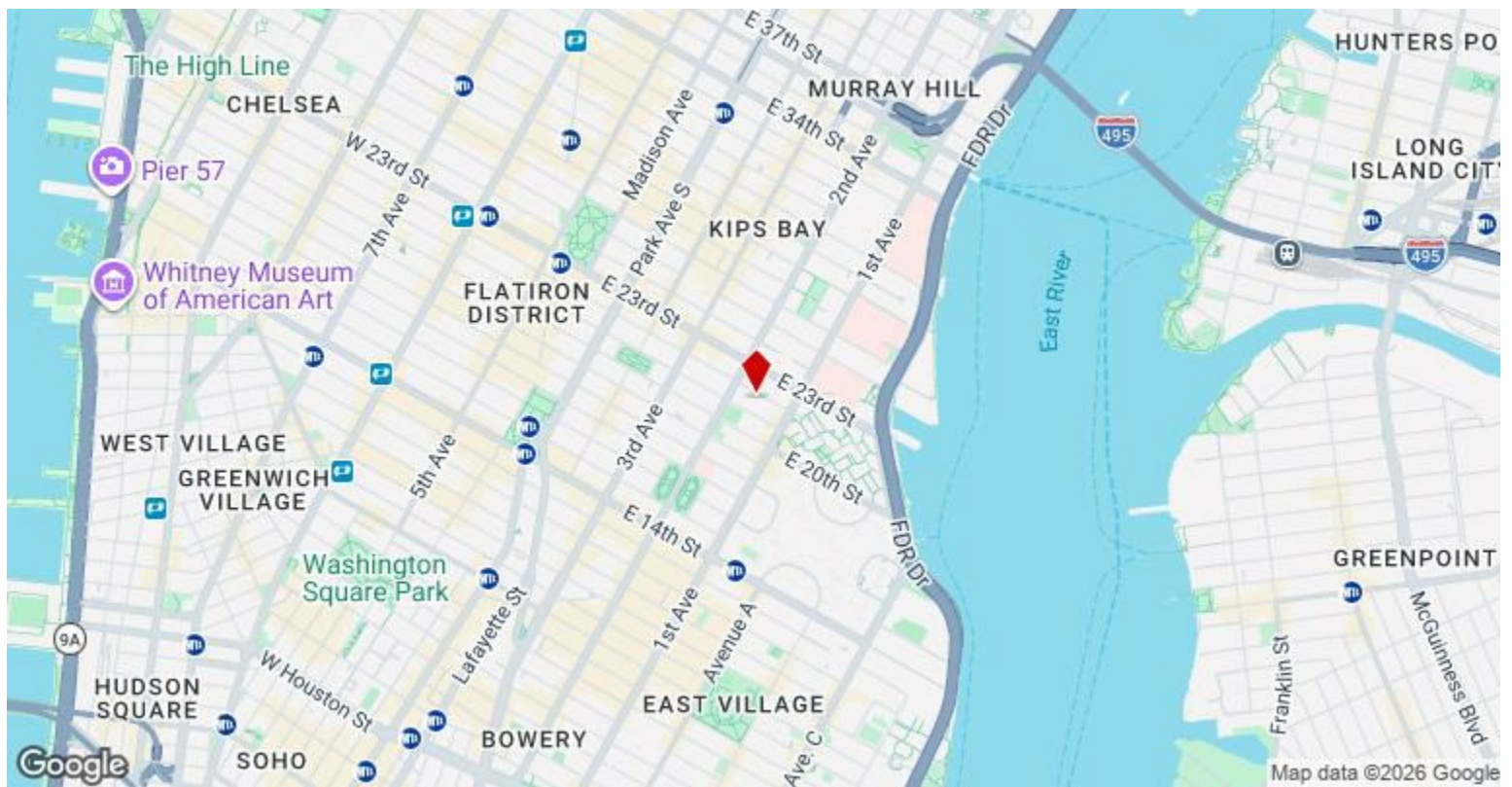
7-story...



Price:	\$1,790,000
Unit Size:	3,102 SF
No. Units:	1
Property Type:	Multifamily
Property Subtype:	Apartment
Sale Type:	Investment or Owner User
Building Class:	B
Floors:	7
Typical Floor Size:	3,285 SF
Year Built:	2010
Lot Size:	0.09 AC
Walk Score ®:	99 (Walker's Paradise)
Transit Score ®:	100 (Rider's Paradise)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Gramercy Information Tech LLC	-	



316-318 E 22nd St, New York, NY 10010

Interior Layout:

- Multiple private offices and consultation rooms
- Open workspaces and reception area
- Half bathroom
- Private interior stairwell connecting both levels
- Mechanical and meter rooms
- Accessory storage areas
- Rear-facing windows providing natural light and ventilation

Features:

- Hardwood floors, exposed brick, and 9' ceilings
- Sheetrock ceilings with mounted lighting
- Dedicated HVAC system
- 110/220V electrical service, individually metered
- Sprinkler system in cellar

Building & Location:

- 7-story mixed-use elevator building
- Located on a quiet, tree-lined block between First and Second Avenues
- Transportation includes: 6 train, M23/M15/M101 buses, and FDR Drive
- Surrounded by parks, restaurants, cafes, and retail
- Close to major medical centers and Midtown business district

Property Photos

