



# 9 East 53<sup>rd</sup> Street

As Exclusive Agents, We Are Pleased To  
Offer The Following:

***Boutique 2,000 rsf Full-floor  
Office ~ Gallery ~ Showroom***



1230 AVENUE OF THE AMERICAS | NEW YORK NY 10020  
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CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE

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## *Sought-after Midtown Destination*

This boutique office building offers a prestigious address between **Fifth and Madison Avenues**, in the core of Manhattan's **Plaza District**.

With direct elevator access, this **2,000 rsf full-floor office** features 2-sides of bright window exposures, refinished wood floors, 2 private bathrooms, and a kitchenette. The space is currently configured as an art studio, but the landlord can provide custom modifications to accommodate all office uses and more.

Just **steps from the E/M subway entrance**. The building provides seamless access to **Grand Central**, **Rockefeller Center**, **Central Park**, and the **Museum of Modern Art (MoMA)**.

Ideal for discerning tenants seeking a high-end, professional environment in one of New York's most iconic neighborhoods.

**Suite:**                    **Entire 3rd Floor – 2,000 RSF**

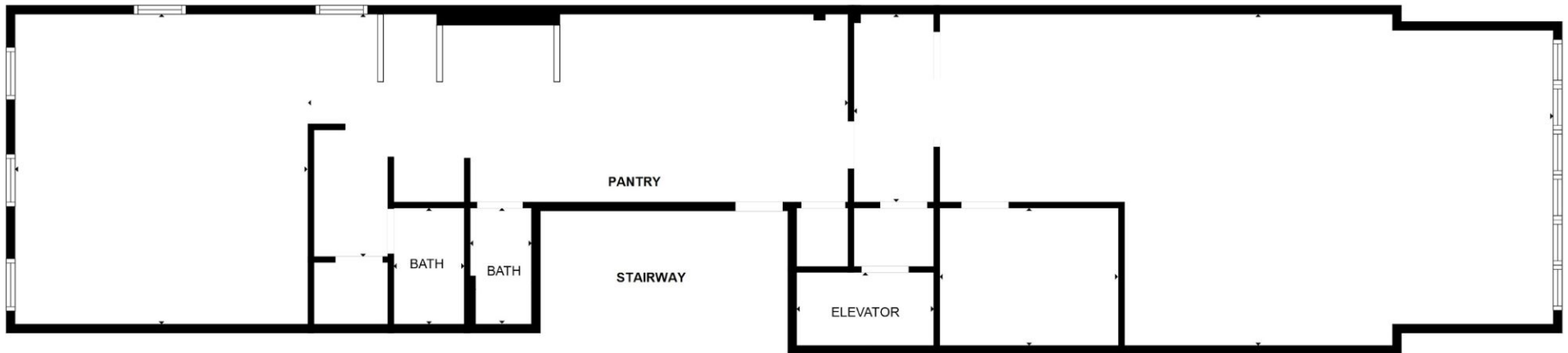
**Availability:**        **Immediate**

**Terms:**                **Pricing upon request**



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## Entire 3<sup>rd</sup> Floor – Floor Plan



All dimensions are approximate and subject to normal construction variances and tolerances. Square footages may exceed the usable floor area. Plans and dimensions are subject to change without notice. Furniture and finishes depicted are for illustrative purposes only and may not reflect the actual layout or scale. Prospective tenants/purchasers should verify all measurements and specifications independently. Broker and owner make no representations or warranties except as specifically set forth in a lease or contract of sale.





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