



# 1035 THIRD AVENUE

Between East 61st & 62nd Streets

**LENOX HILL**

**OFFICE/MEDICAL SPACE**

**725 - 1,949 USF**

**1,000 - 2,785 RSF**

**VICINITY OF SEVERAL  
EAST SIDE HOSPITAL CAMPUSES**

## Available

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Suite 202: 1,949 usf / 2,785 rsf | Possession: Immediate | Rent: \$12,000/month

- Currently in white box condition - space fronts East 62nd Street

Suite 204: 725 usf / 1,000 rsf | Possession: Immediate | Rent: \$7,000/month

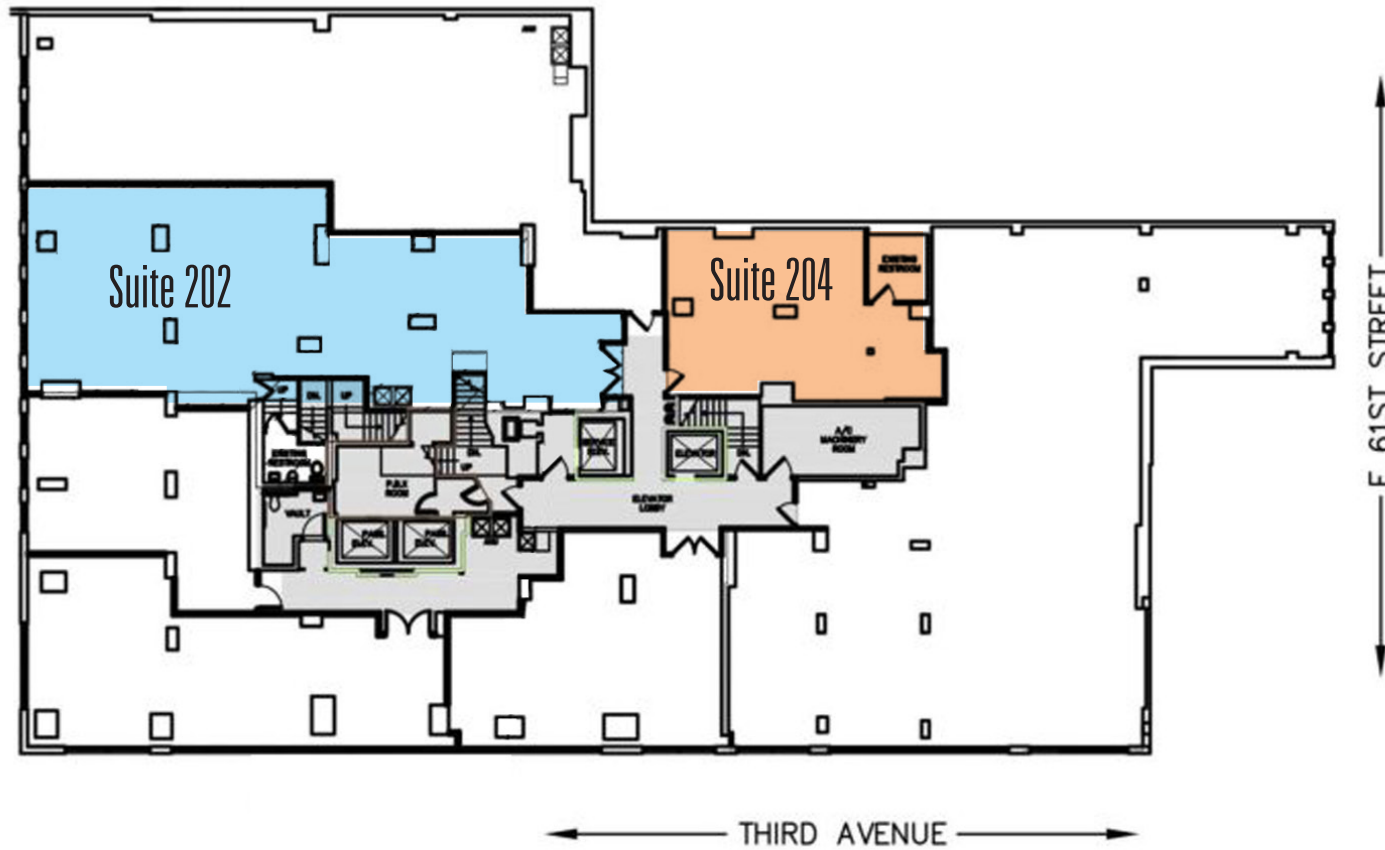
- Fully built space - formerly Prohealth & Fitness

## Comments

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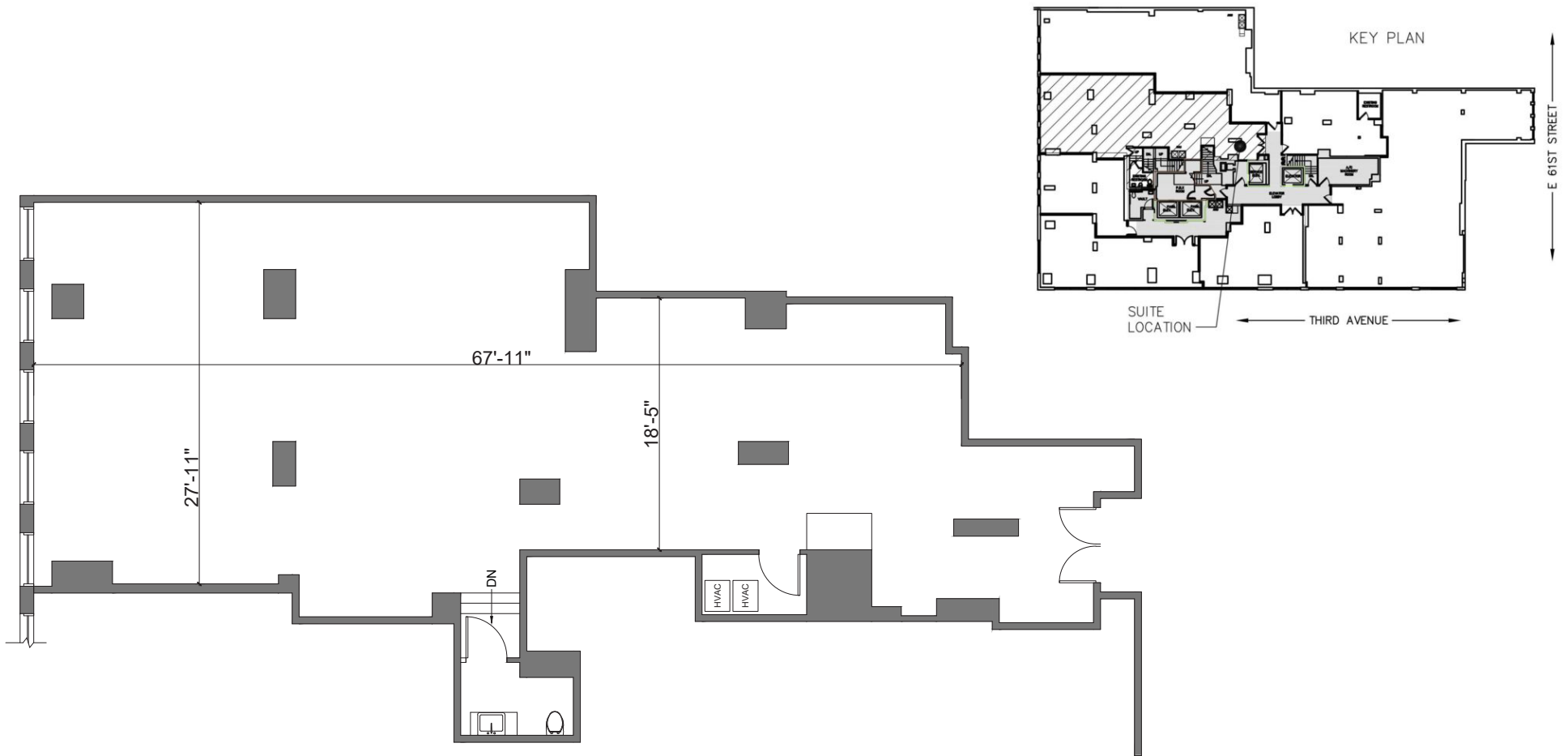
- Two minute walk from Lexington Ave/63rd St **F Q** - train station; and three minute walk from **4 5 6 N R W** -trains at Lexington Ave/59th St
- One block from major hospital campuses — Rockefeller University, New-York Presbyterian/Weill Cornell Medical, Hospital for Special Surgery
- Area tenants offer a great mix of eatery, shopping, services, and lifestyle options including Bloomingdale's, Saks OFF 5TH, Morton Williams Market, Starbucks, Bond Vet, Le Petit Parisien, Pup Studio, Third Ave Apothecary, Cinema 123 by Angelika, Nuts Factory, Black Press Coffee, Pro-Pro Nail & Spa III, Chase Bank, TD Bank, Starbucks, AT&T, Duane Reade, CRUNCH Fitness, Madison Reed, Solidcore,

## 2nd Floor Plan

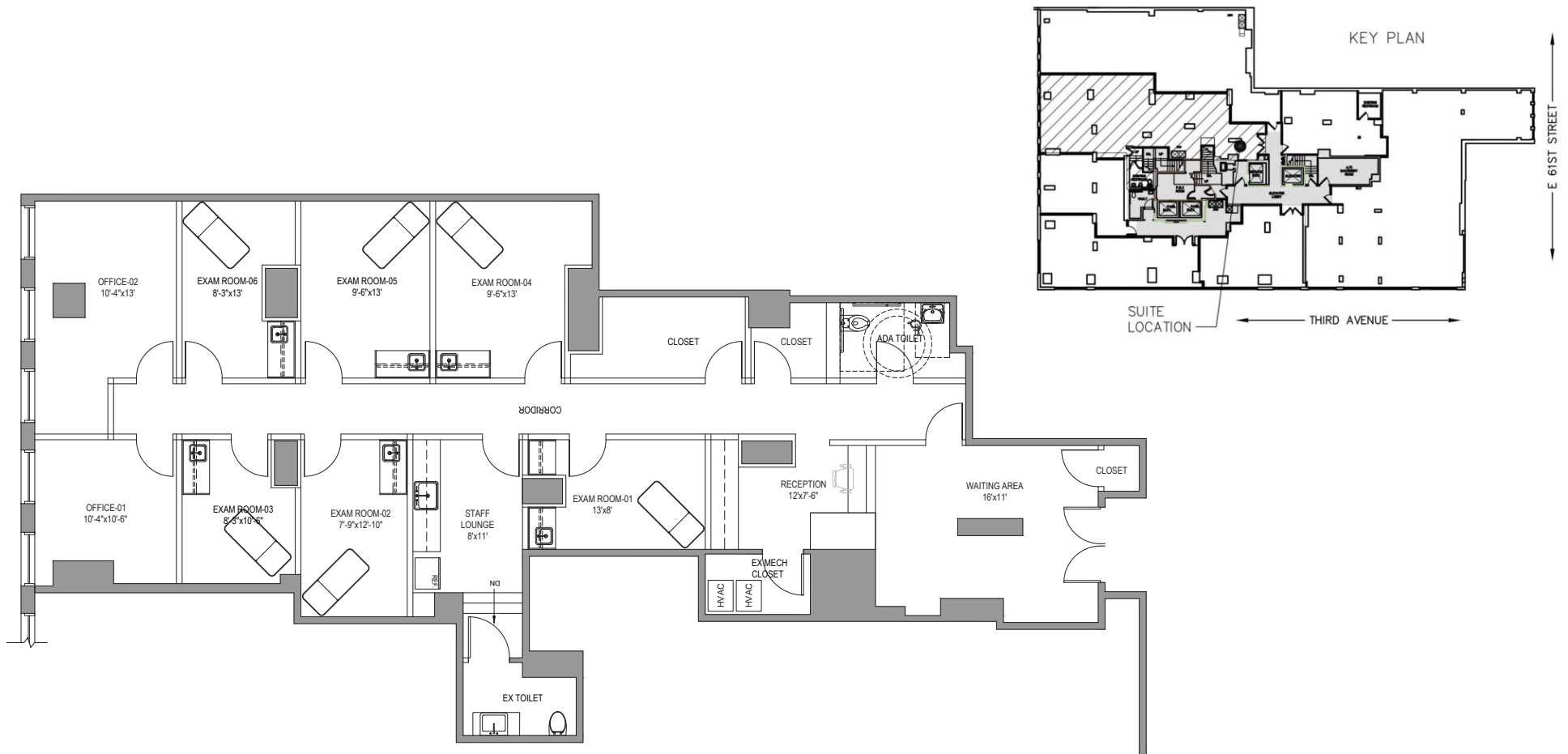


View of Elevator Access

# Suite 202 - 1,949 usf / 2,785 rsf

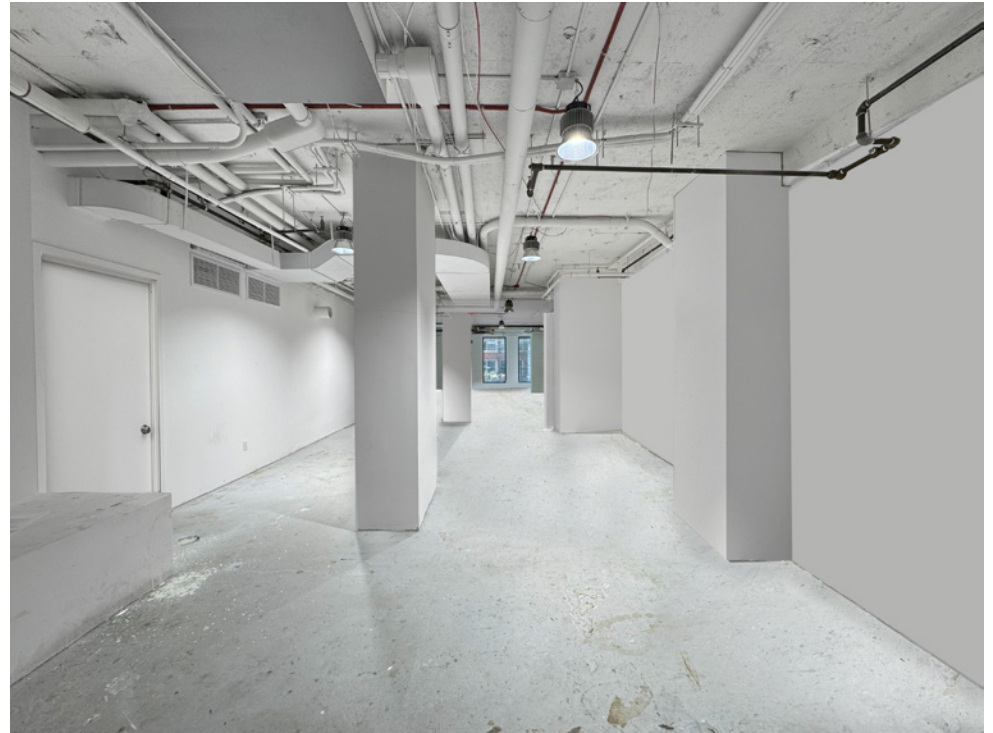


# Suite 202 - Medical Test-Fit Plan

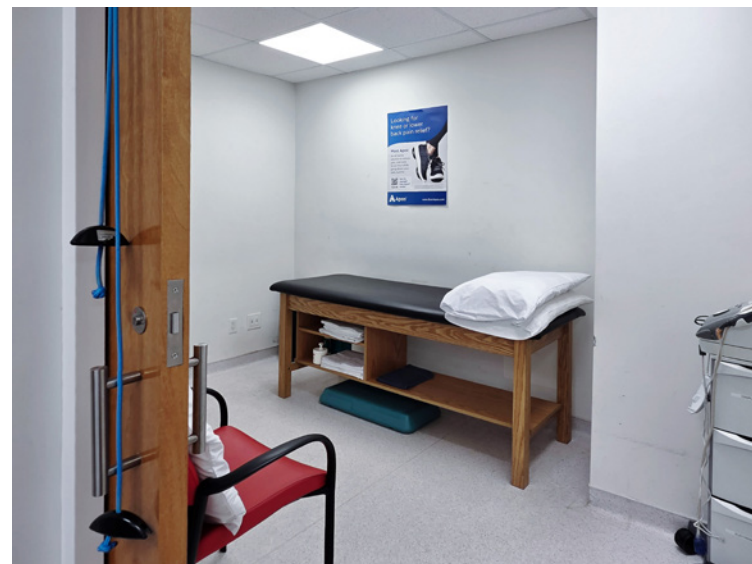
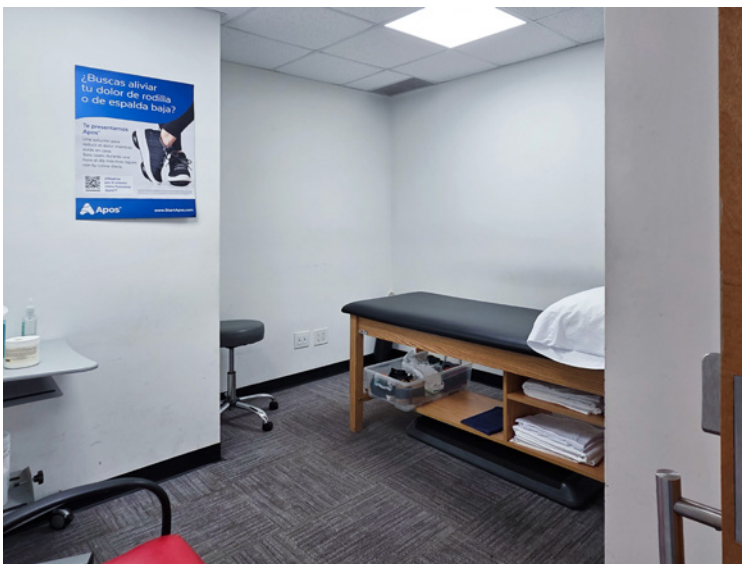


## Suite 202 Existing Conditions

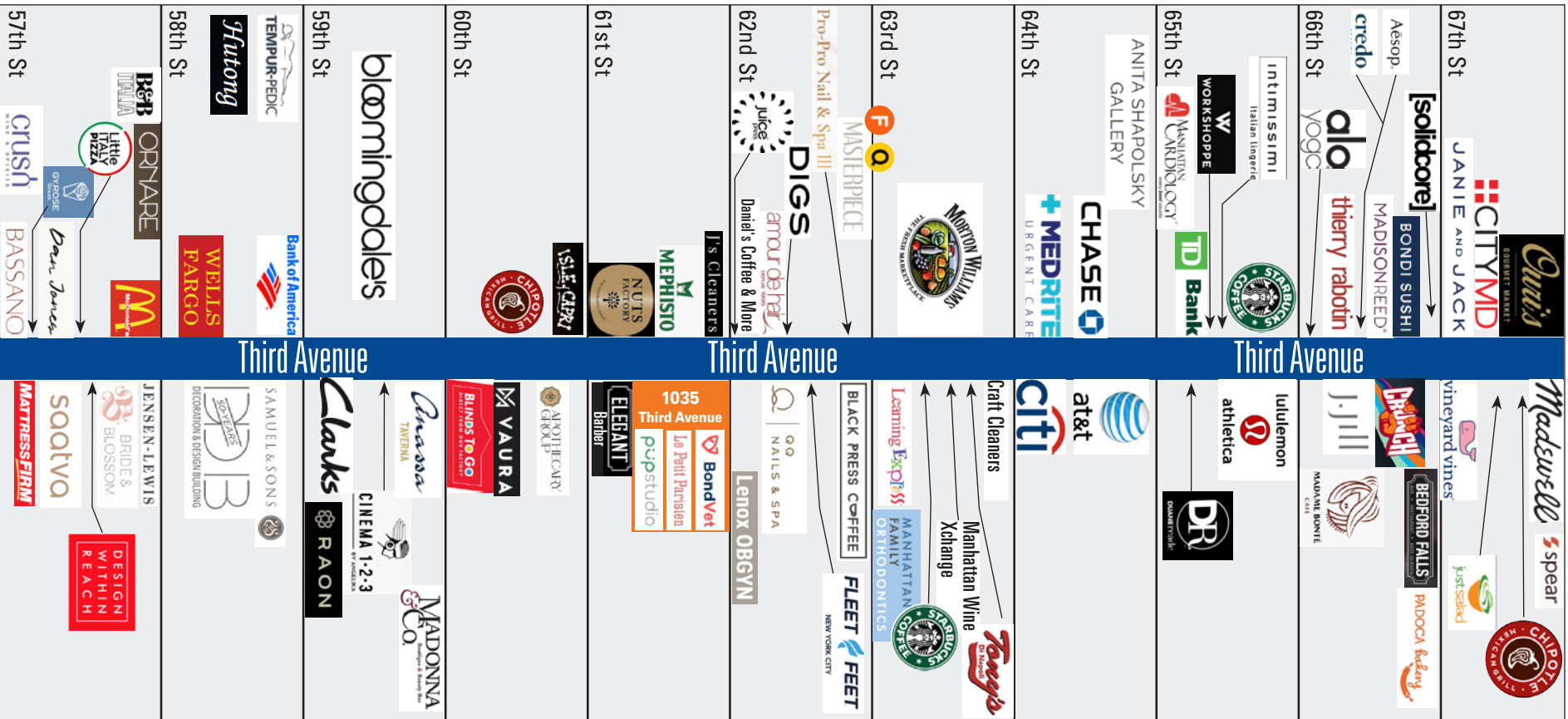
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## Suite 204 - Existing Conditions



# Area Retail - Third Avenue Corridor





For further information and/or inspection contact exclusive broker:

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