

820 Second Avenue

The Diplomat Centre

Between 43rd and 44th Street– For Sale

RESOLUTION
REAL ESTATE PARTNERS



SPACE DETAILS:

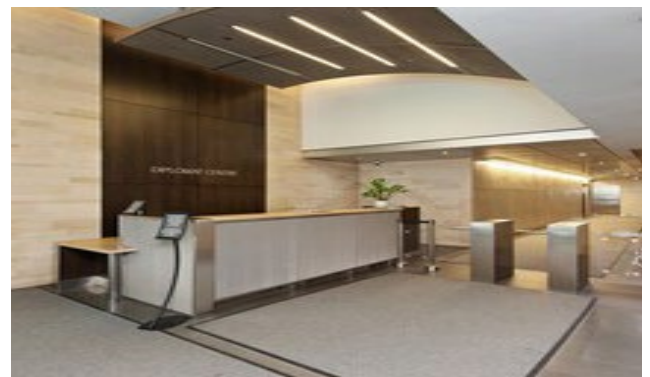
- **Pain Management/PT/Acupuncture- Suitable for all Medical Practices**
- Floor: 6th Floor- Unit 6A
- Size: 4,449 RSF
- 4 Offices + 7 Exam Rooms + Lab
- Lots of Storage Areas
- Full Pantry, Reception
- Windows Face East 44th Street

FINANCIAL DETAILS:

- Sale Price: \$ 2.45 mm
- CC:\$3097.00 Per month \$37,164 year \$8.35psf
- RE Taxes: \$3,333 per month- \$40,000- per annum- \$8.99 psf
- Electric: Sub metered

Building & Area Details:

- Close Proximity to the United Nations
- Ideal for government, non-profit or any office user
- Modernized Lobby
- Near Metro North and 4,5,6 & 7 subway stops



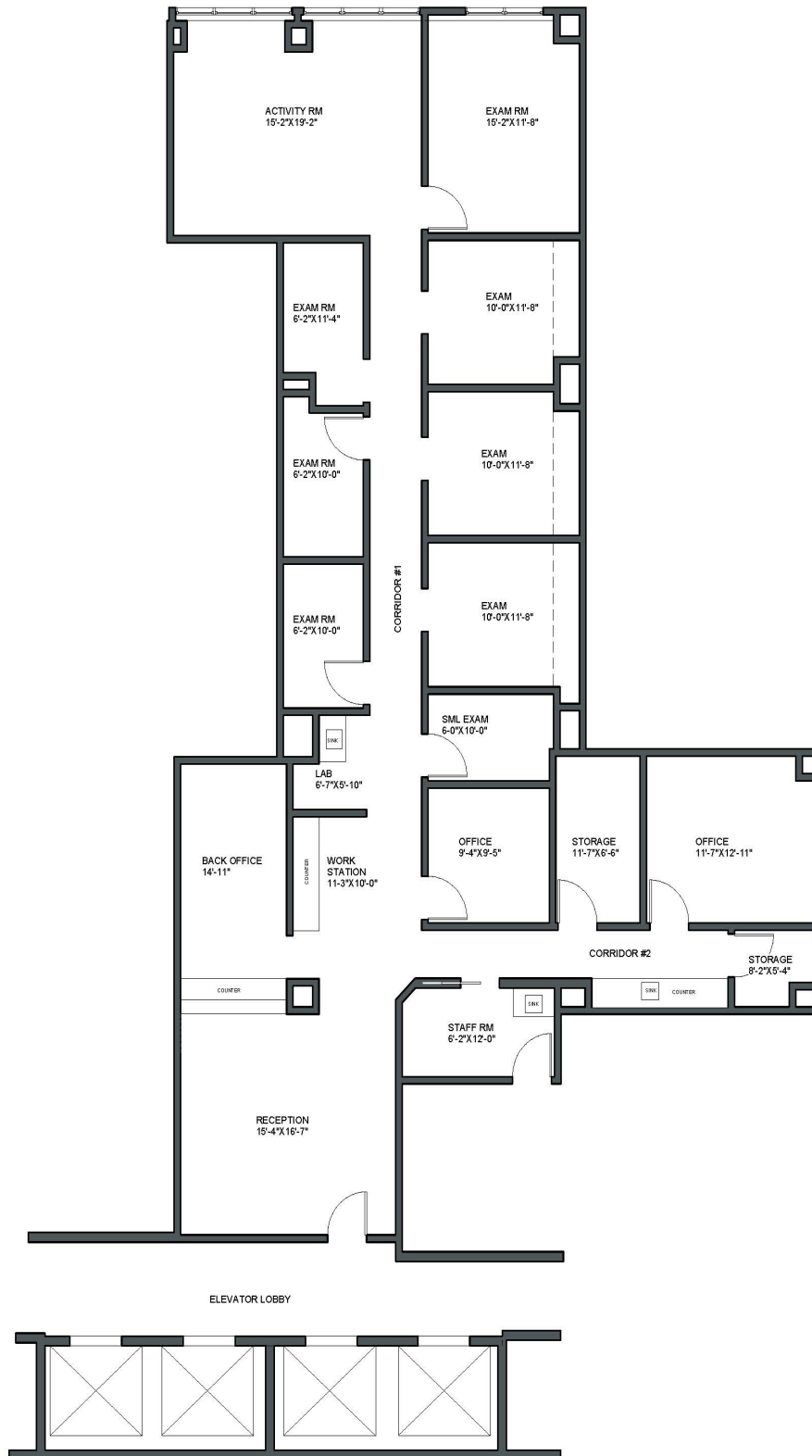
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