

OFFICE SPACE FOR LEASE

3682 Broadway, New York, NY 10031



Commercial



ellimancommercial.com

TWO OFFICE SPACES FOR LEASE

3682 Broadway, New York, NY 10031

Total Avail. Space:	+/- 1,249 SF	# of Units:	(2) Two
Unit 1 Size:	600 SF	Unit 2 Size:	335 SF
Space Use:	Office	Zoning:	R8
Ceiling Height:	10 Feet	Parking:	Street
Unit 1 Price:	\$2,500.00	Unit 2 Price:	\$1,600.00

Property Overview

Office space ready for immediate occupancy. Located right in the heart of Hamilton Heights. Situated on the 2nd floor of pre-war walk-up building overlooking Broadway. High foot traffic and lots of visibility. Wood floors, 10 ft ceilings, quiet space. 1 bathroom. Heat, water and taxes included. all uses considered. Updated Mechanicals. Vanilla Box Spaces. Quiet space suitable for Accountant, Therapist, Acupuncturist, etc.". Current awning can be modified for new tenant.

Property Highlights:

High Foot Traffic + Tremendous Visibility

Heat, Hot Water and Taxes Included in Rent

Each Office has Private Bathroom

Exclusively Represented by:



OZIE FARRELL

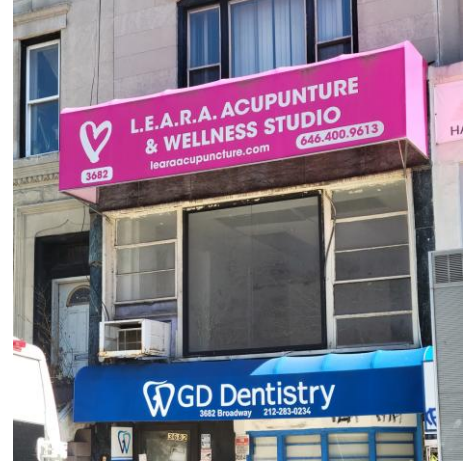
O: 212.531.7703

M: 347.920.6079

ozie.farrell@elliman.com

ADDITIONAL PHOTOS

3682 Broadway, New York, NY 10031



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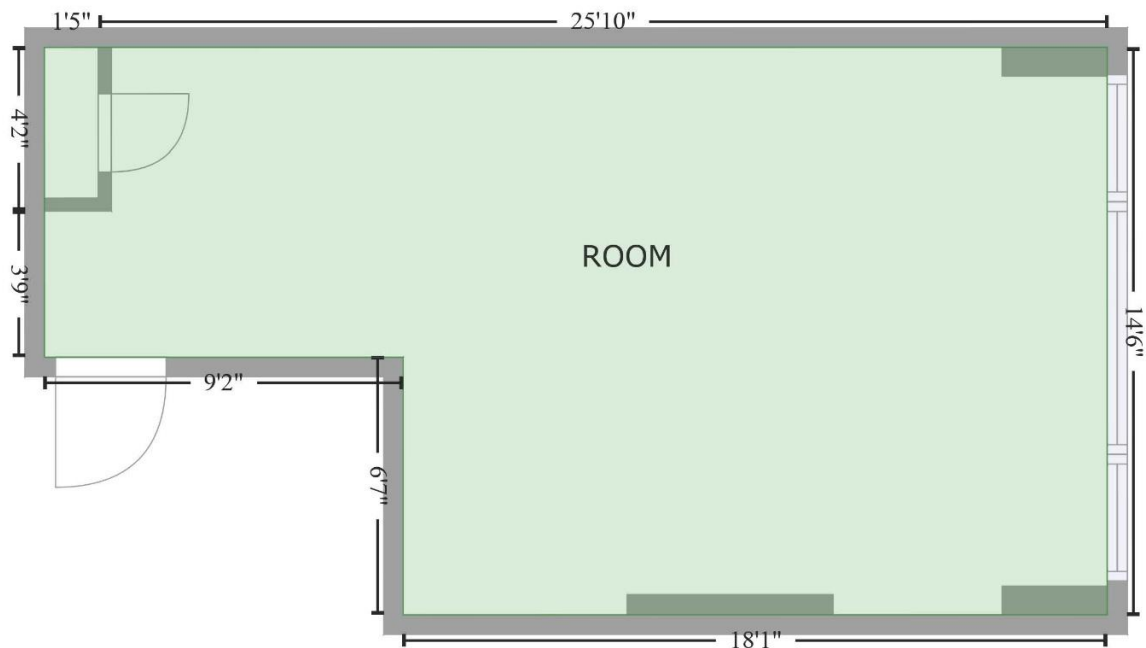
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FLOOR PLAN

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FLOOR 1
[AREA: 335]



Space	Area (sq. ft)	Calculation <small>Coordinate Polygon Area Algorithm using inches</small>
FLOOR 1 (Living area)	335	$-((365.5 + 365.5) * (110 - 284.3) + (365.5 + 149) * (284.3 - 284.3) + (149 + 149) * (284.3 - 205.1) + (149 + 38.5) * (205.1 - 205.1) + (38.5 + 38.5) * (205.1 - 160.2) + (38.5 + 38.5) * (160.2 - 110) + (38.5 + 55.1) * (110 - 110) + (55.1 + 365.5) * (110 - 110)) * 0.5 * 0.00694$

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550 Smithtown Bypass Ste. 117

Smithtown, NY 11787

631.858.2405

ellimancommercial.com

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