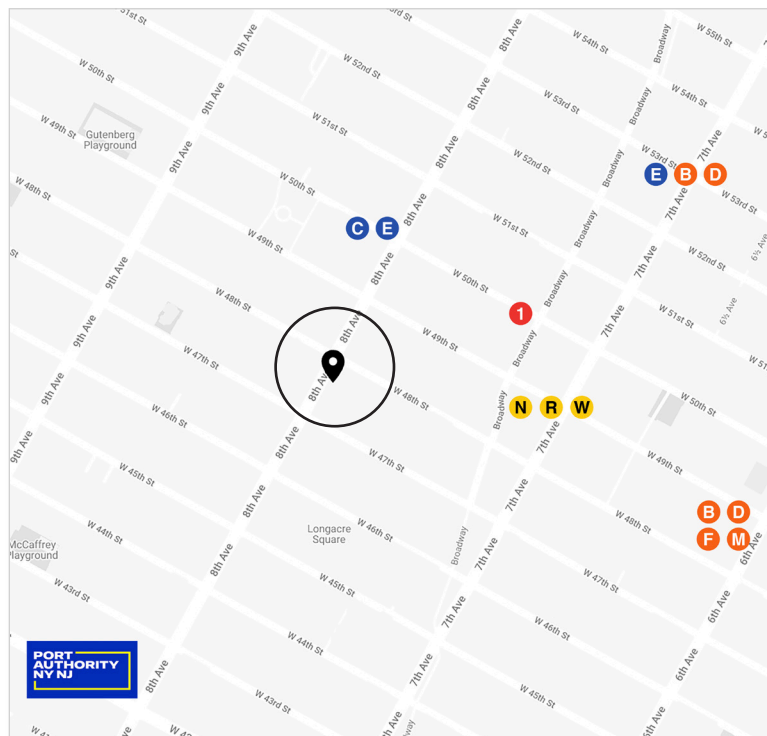


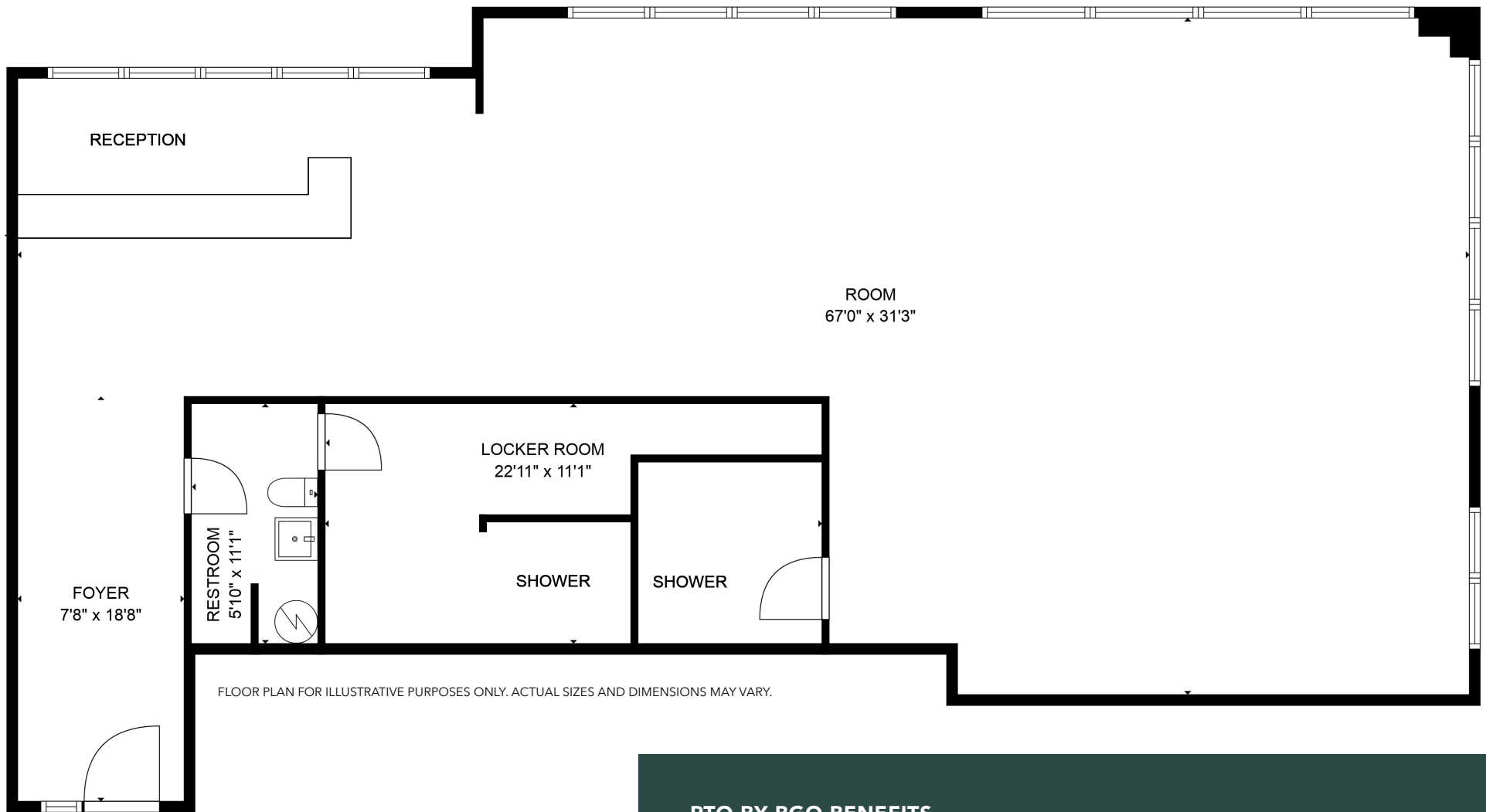
# MEDICAL/ PROFESSIONAL OFFICE FOR LEASE

PRICE	INQUIRE
APPROX SIZE	3,100+/- RSF
TERM	NEGOTIABLE
POSSESSION	ARRANGED

*SUITE 302 MAY BE COMBINED WITH ADJACENT SUITE 303*



**780 8TH AVENUE, SUITE 302**  
BETWEEN WEST 47TH STREET AND WEST 48TH STREET



## LAYOUT

- RECEPTION AREA
- RESTROOM
- LOCKER ROOM
- TWO (2) PRIVATE SHOWERS
- LARGE OPEN AREA CURRENTLY CONFIGURED AS A GYM/STUDIO

## ADDITIONAL FEATURES

- CORNER SUITE
- LARGE WINDOWS FACING SOUTH AND WEST
- FRONTAGE ON 8TH AVENUE
- CENTRAL AIR CONDITIONING

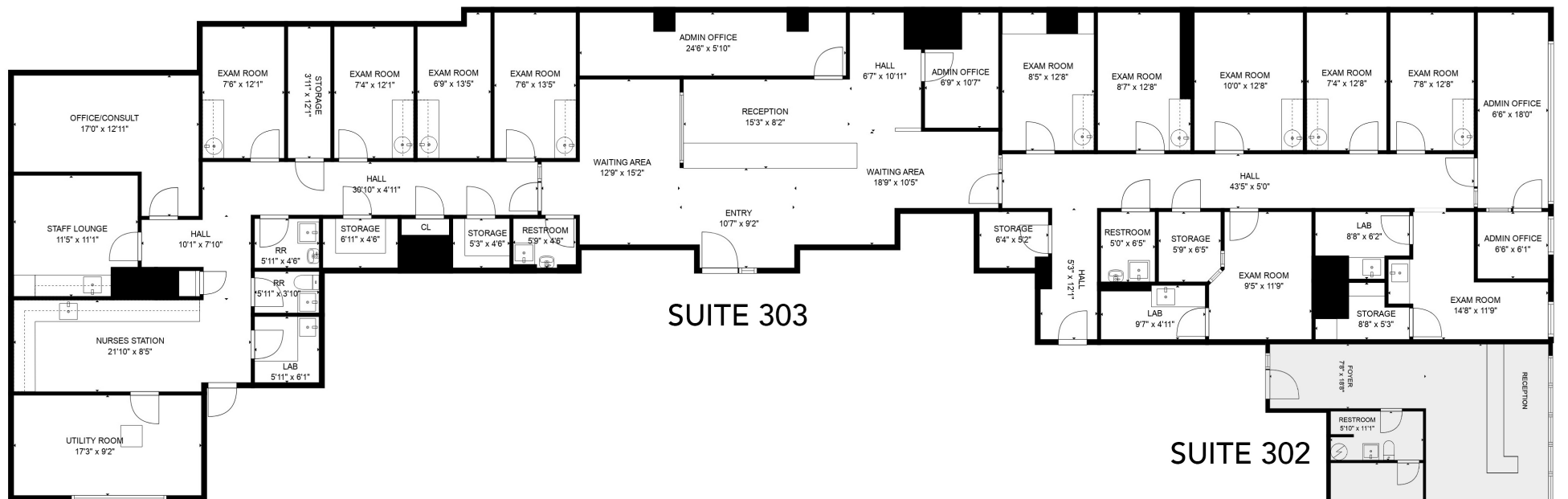
## RTO BY BGO BENEFITS

BGO SUPPORTS TENANTS' EFFORTS TO ATTRACT THEIR EMPLOYEES TO RETURN-TO-OFFICE BY CREATING VIBRANT, AMENITY-RICH WORKPLACES. AS PART OF THIS INITIATIVE, TENANTS OF BGO OFFICE PROPERTIES ENJOY THESE PERKS ACROSS THE U.S.

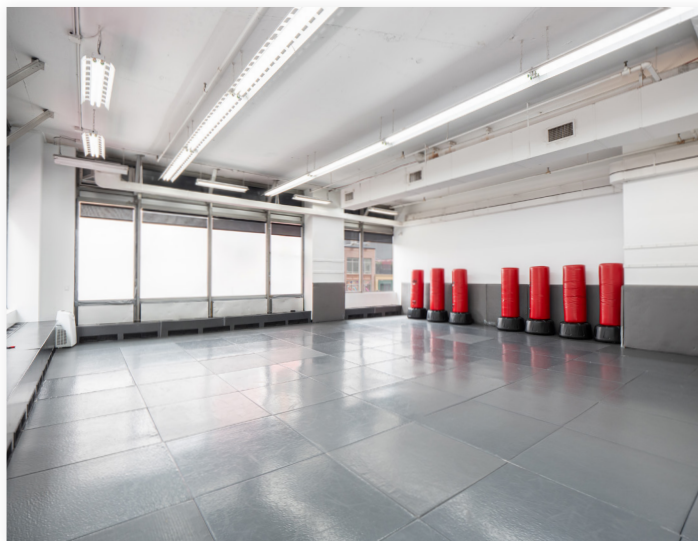
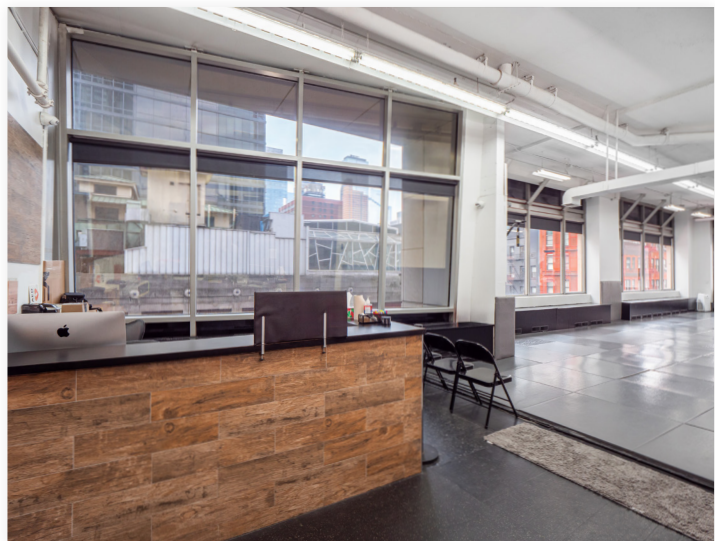
- ACCESS TO ANY BGO OFFICE AMENITY CENTER
- AN ANNUAL CREDIT TOWARDS BGO-OWNED AMENITY CENTERS AND BGO-OWNED AND AFFILIATED HOTELS AND RETAILERS<sup>1</sup>
- A \$1,000 RENT CREDIT AND A WAIVED AMENITY FEE FOR THEIR FIRST YEAR IN ANY BGO RESIDENTIAL COMMUNITY

<sup>1</sup>APPLICABLE TO ALL NEW LEASES AND RENEWALS





FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL SIZES AND DIMENSIONS MAY VARY.



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