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251 EAST 33RD ST.

**MEDICAL + PROFESSIONAL
OFFICE SPACE FOR LEASE**

1,500 – 8,700+ Sq. Ft.
Available

AVAILABILITY

Floor Layout and Availability (Full Floors)

Lower Level:	~2,700 SF
Ground Floor:	~2,960 SF - LEASED
2nd Floor:	~2,960 SF - LEASED
3rd Floor:	~2,960 SF - LEASED
4th Floor:	~2,960 SF
5th Floor:	~2,960 SF

Up to ~8,700 SF available

Possession: Immediate

Term: TBD



SPACE FEATURES

- Full floor, pre-built, suites. Perfect for medical or professional use
- Leasing individual floors of ~3,000 SF, up to ~8,700 SF
- Efficient floor layout with excellent natural light
- Directly metered electric; CAT-5 wiring in place
- Keyed, large, medical-sized ADA elevator opens directly onto tenants' floor (can accommodate a stretcher)



BUILDING DETAILS

- Recently gut renovated building, including:
 - New building lobby with marble flooring
 - New, large passenger elevator
 - Elevator access to all levels
- High-end medical office building features
- Secured entry
- Custom built medical suites
- Turn-key medical installations available



LOCATION

MEDICAL AND LIFE SCIENCES HUB, PROXIMITY TO:

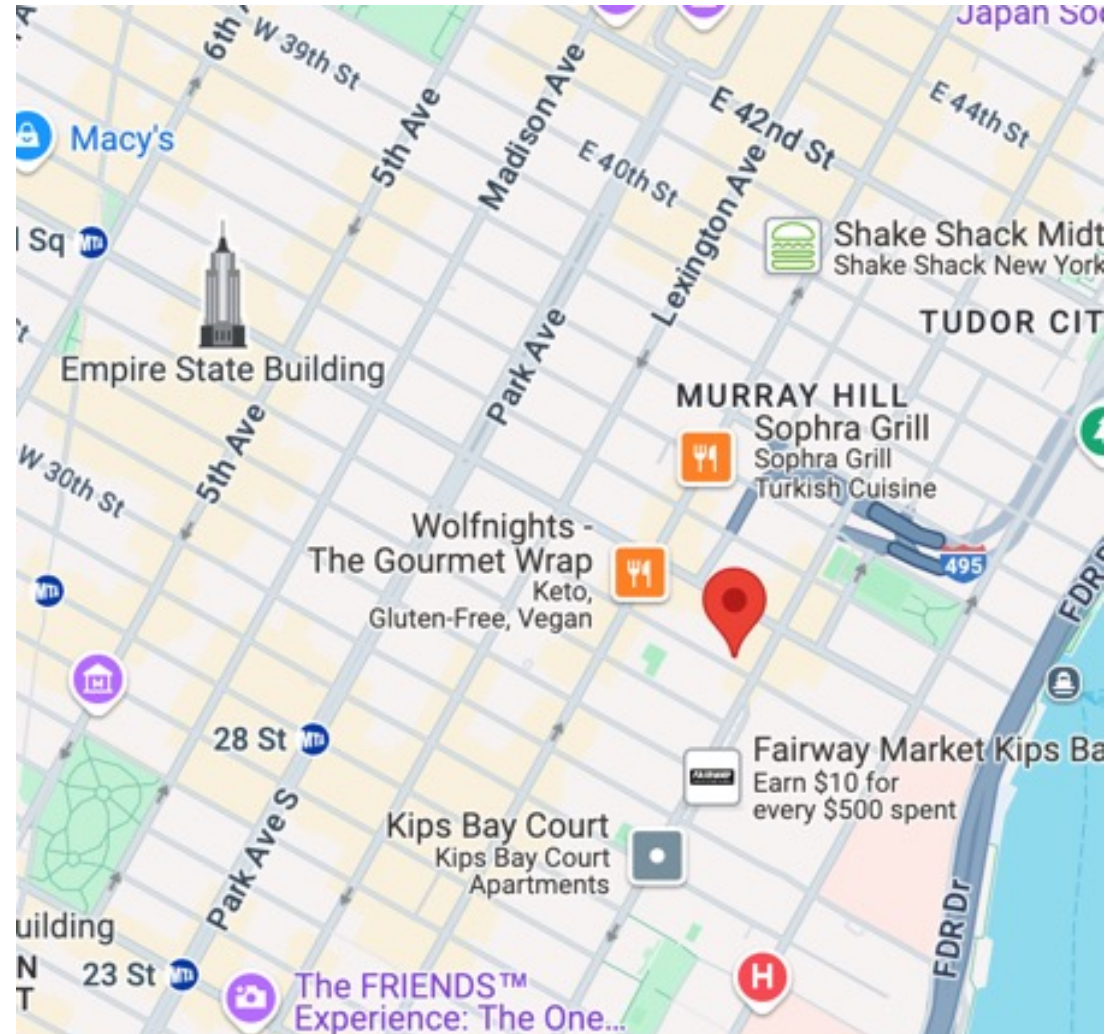
- NYU Medical Complex
- Bellevue Medical Center
- Alexandria Center for Life Sciences

VIBRANT NEIGHBORHOOD

- ~35,000 employees work within a 4-block radius
- ~28,000 people live within a 4-block radius

EASY TRANSPORTATION

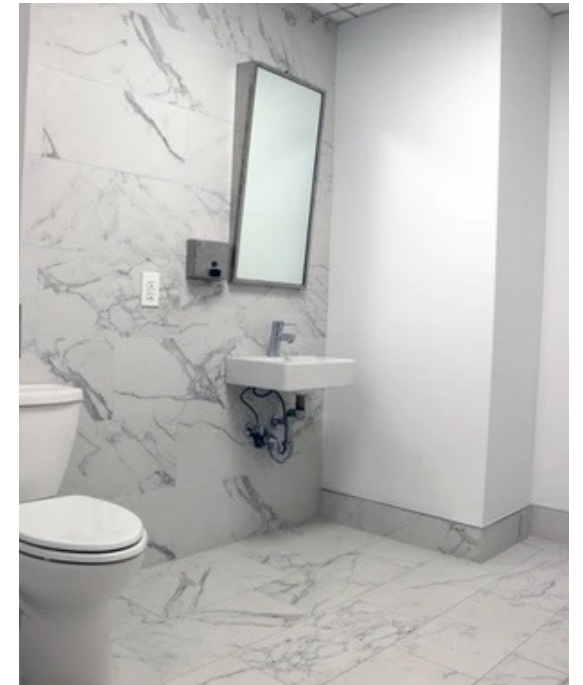
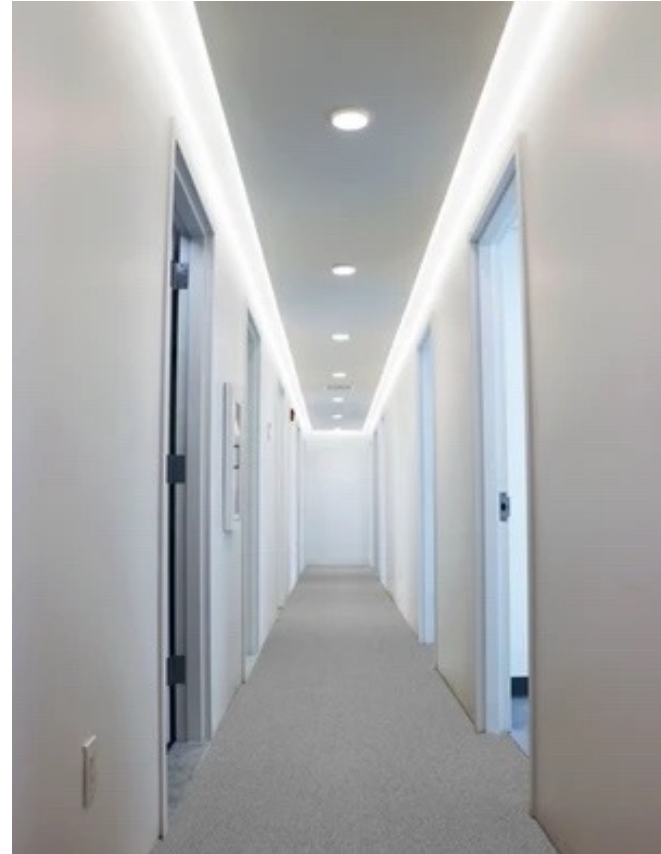
- Easy access via 6 Subway Line plus M34/34A, M15, M101, M102, M103 busses
- Proximity to Grand Central Station and Penn Station
- Close to East River Ferry
- Extensive parking nearby



PHOTOS

Interior Photos

- Newly gut-renovated complete floors
- Excellent natural light
- Exam rooms with sinks / plumbing
- Three bathrooms per floor; some equipped with shower
- New HVAC units; Individually metered



PHOTOS

Interior Photos (2)

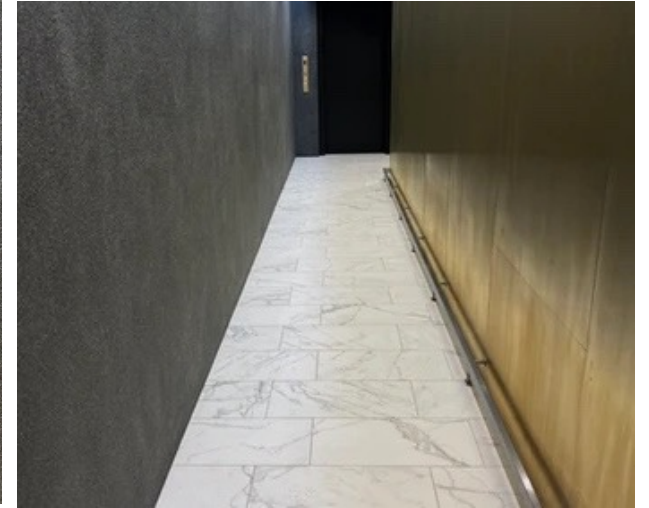
- Newly gut-renovated complete floors
- Excellent natural light
- Exam rooms with sinks / plumbing
- Three bathrooms per floor; some equipped with shower
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PHOTOS

Building Photos

- Renovated Entry
- Medical-sized ADA Elevator
- Newly upgraded electric and plumbing



PHOTOS

Exterior Photos

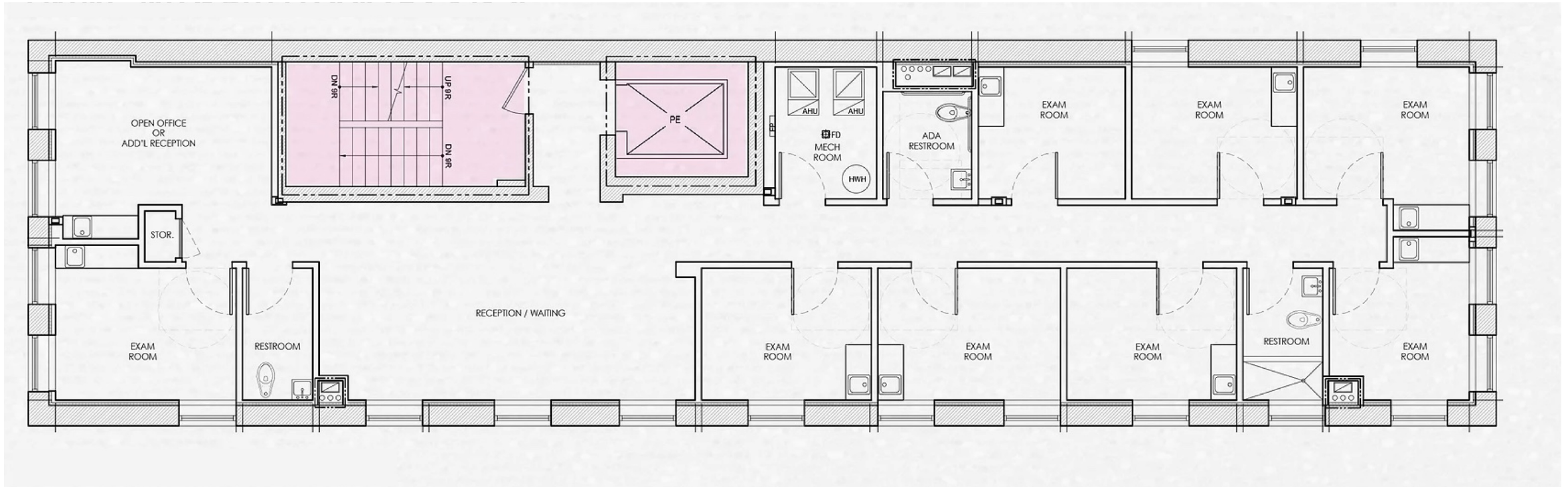
- Renovated building facade
- Convenient ramp access
- Digital tenant directory with virtual doorman intercom



FLOOR PLANS

Sample layout

Entire floor – 2,959 SF

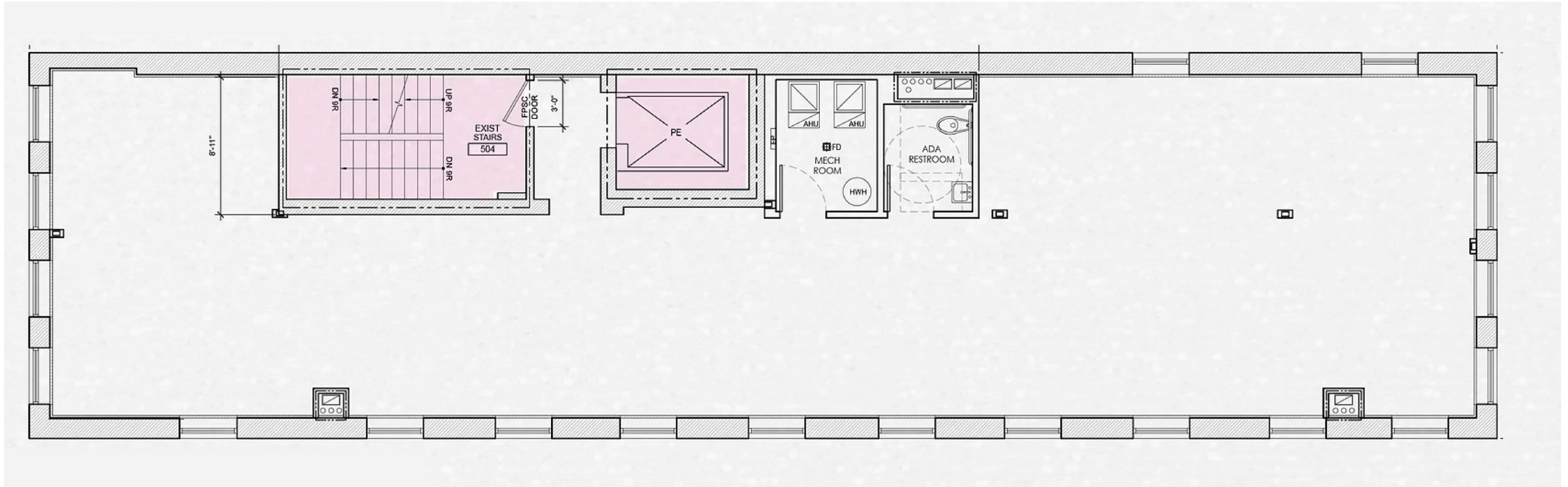


Pre-built Medical Office

FLOOR PLANS

Sample layout

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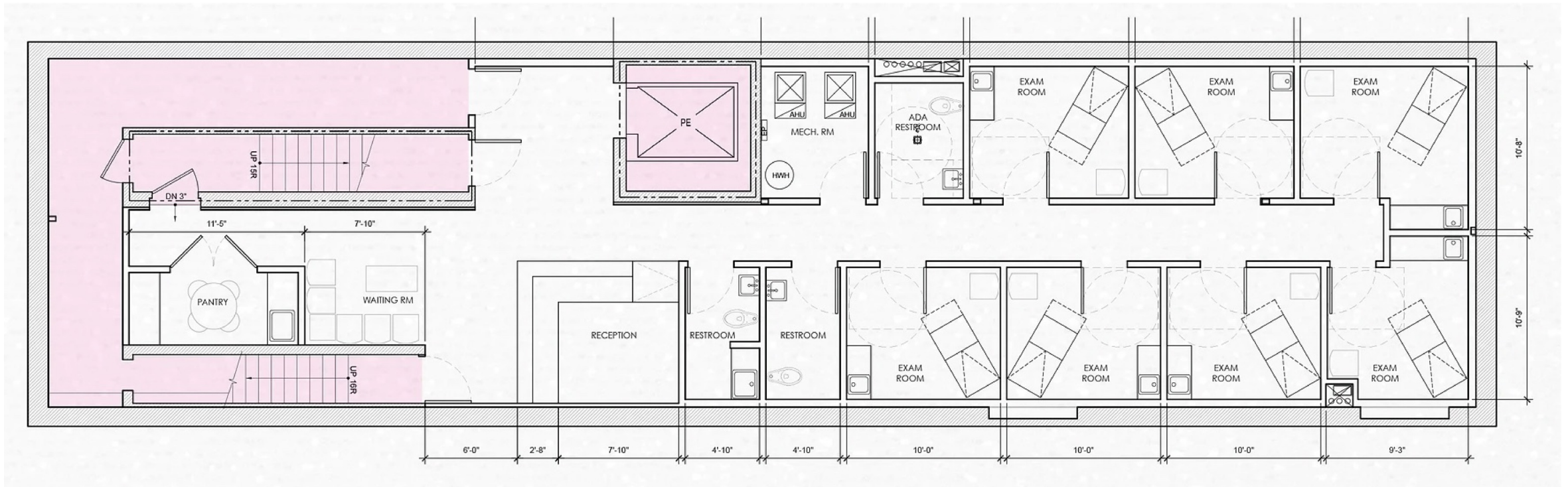


Core and Shell Plan

FLOOR PLANS

Sample layout

Lower level – 2,720 SF

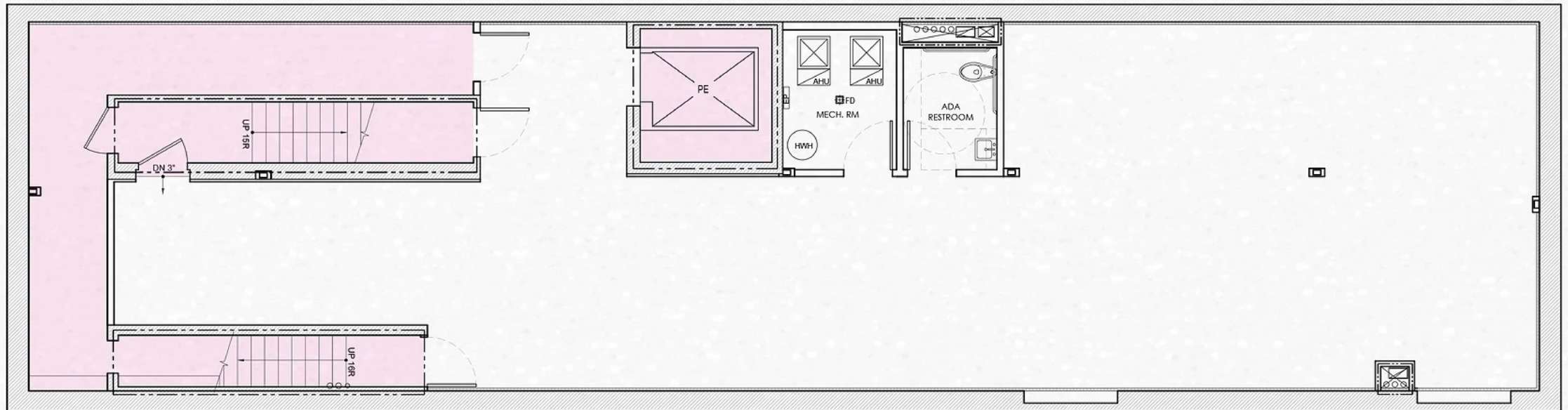


Lower Level Test Fit

FLOOR PLANS

Sample layout

Lower level – 2,720 SF



Lower Level Core and Shell Plan

CONTACTS



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