

245

EAST 54TH STREET

1035 2ND AVENUE BETWEEN 54TH AND 55TH STREET



SECOND FLOOR PROFESSIONAL OFFICE FOR SALE



PROPERTY FEATURES—The Brevard

SIZE

Second floor Unit 2N—3300 sq. ft.

ENTRANCE

Private Street Entrance

POSSESSION

Immediate sale—tenant in place until Dec. 2026

OCCUPANCY

Currently Northwell Smith Institute for Urology

ASKING PRICE

\$1,995,000

TAXES & MAINTENANCE

Upon Request

This 3,300 SF medical office at The Brevard offers a turnkey solution in Manhattan's medical corridor. The space includes a reception/waiting area, multiple exam rooms, a lab, storage, and four bathrooms, providing an efficient layout for medical practices.

Located at East 54th Street and Second Avenue, the property is steps from major hospitals such as NewYork-Presbyterian/Weill Cornell, Hospital for Special Surgery, and NYU. It offers easy access to public transportation, the FDR Drive, and an adjacent parking garage, making it a highly convenient and well-connected location for healthcare professionals.

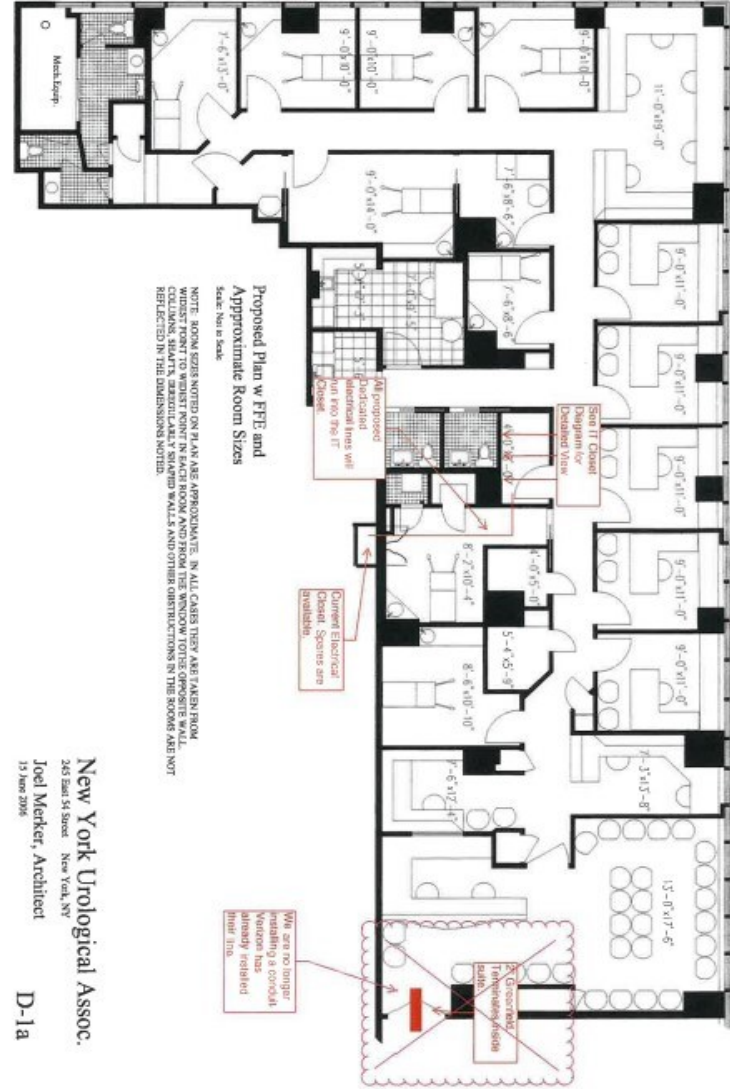
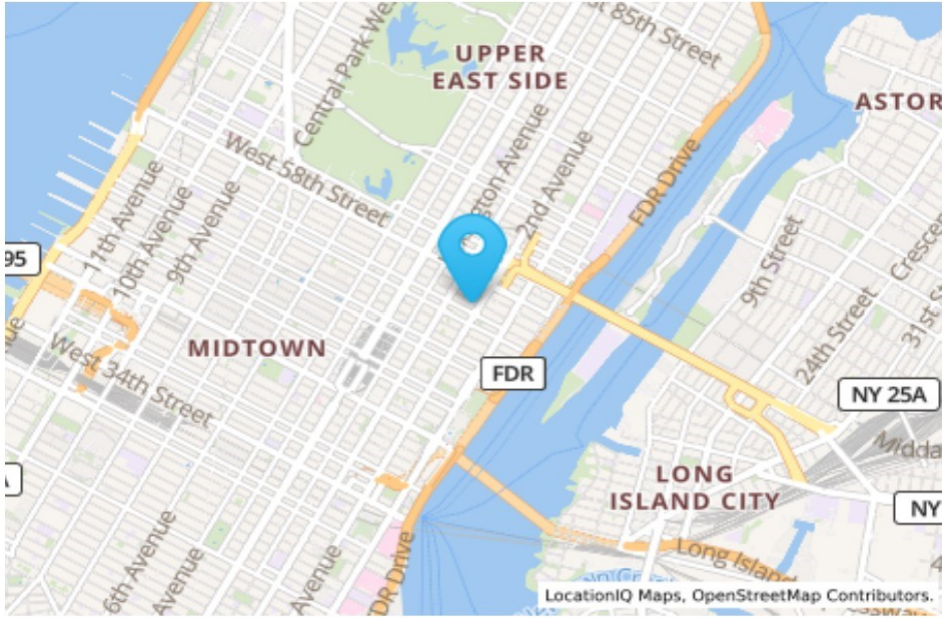
FEATURES

- Professional Office Space featuring Street Entrance
- The Unit's current layout consists of a Reception Area, 4 Bathrooms, 1 Waiting Room, 4-5 Offices, Multi-Exam Rooms, lab, and ample Storage Closets.
- Minimal Columns within the Unit, so it can be easily reconfigured to suit your needs.

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AKA 1035 2ND AVENUE BETWEEN 54TH AND 55TH STREET
NEW YORK, NY 10022





New York Urological Assoc.
245 East 54 Street New York, NY
Joel Merker, Architect
13 June 2005
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