



Medical & Office Units  
for Sale or Lease

NEWMARK





# Amenities & Highlights

- New lobby with soaring ceilings and luxurious marble and wood finishes
- 24/7 security guard on-site
- Freight entrance and loading dock on 38th Street
- Privately-managed garage adjacent to building entry







## **Access to full-service healthclub with:**

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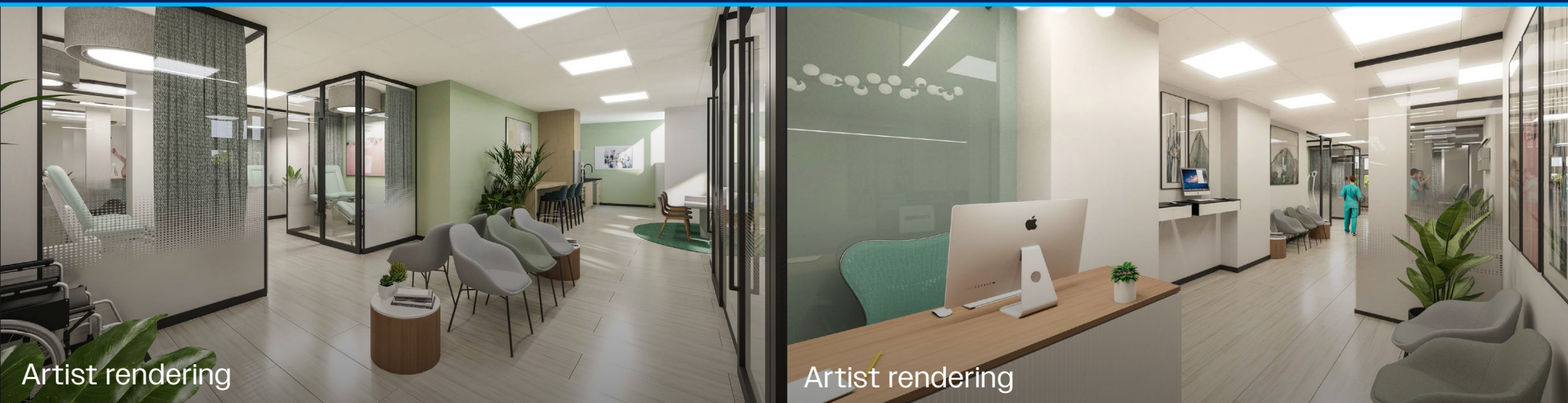
- Fitness center
- 56' lap pool
- Yoga studio
- Sauna & steam room



# Space Availability

Unit	RSF	CC/Month	RE Taxes/Month	Virtual Tour Links
<b>301</b>	3,852	\$2,781	\$2,660	 <a href="#">Click to View</a>
<b>305</b>	3,438	\$2,483	\$2,376	 <a href="#">Click to View</a>
<b>306</b>	4,700	\$3,389	\$3,242	 <a href="#">Click to View</a>
<b>308</b>	3,289	\$2,376	\$2,273	
<b>313</b>	2,205	\$1,598	\$1,526	 <a href="#">Click to View</a>
<b>315</b>	1,613	\$1,173	\$1,120	
<b>317</b>	2,423	\$1,755	\$1,676	
<b>320</b>	1,943	\$1,410	\$1,345	 <a href="#">Click to View</a>
<b>321</b>	2,535	\$1,835	\$1,750	 <a href="#">Click to View</a>

Recently built units with private bathrooms; landlord open to modifications for tenant needs.

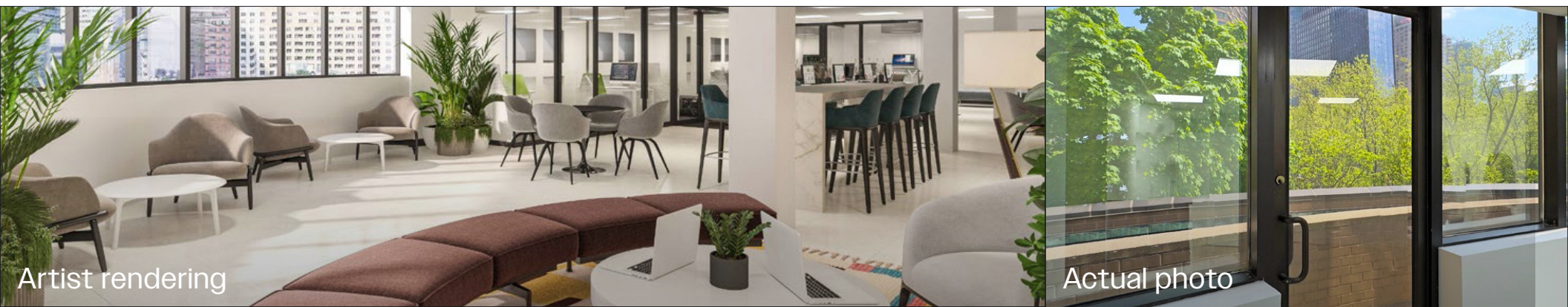
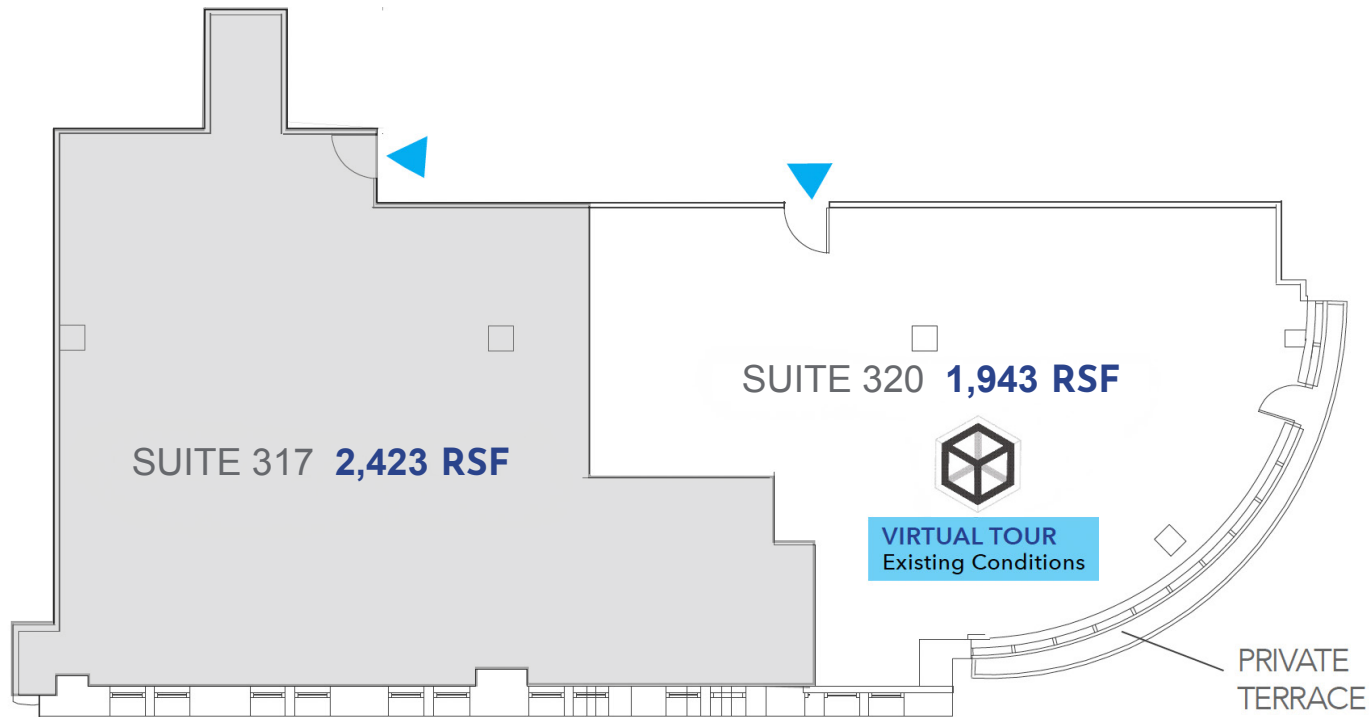




## FEATURED UNIT FOR LEASE

### SUITE 320 | 1,943 RSF

- Recently upgraded installation
- Oversized windows w/ southern exposure
- Private outdoor terrace
- Units can be combine with 317 for a total of 4,416 RSF



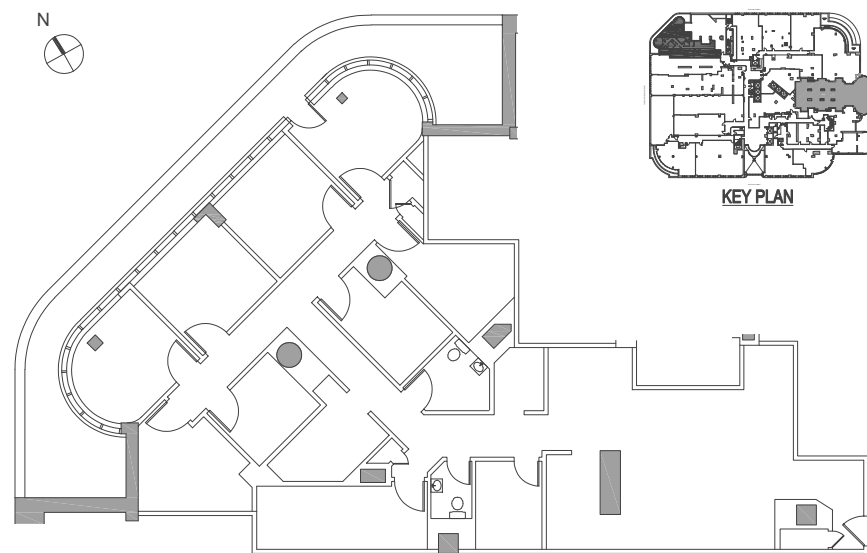
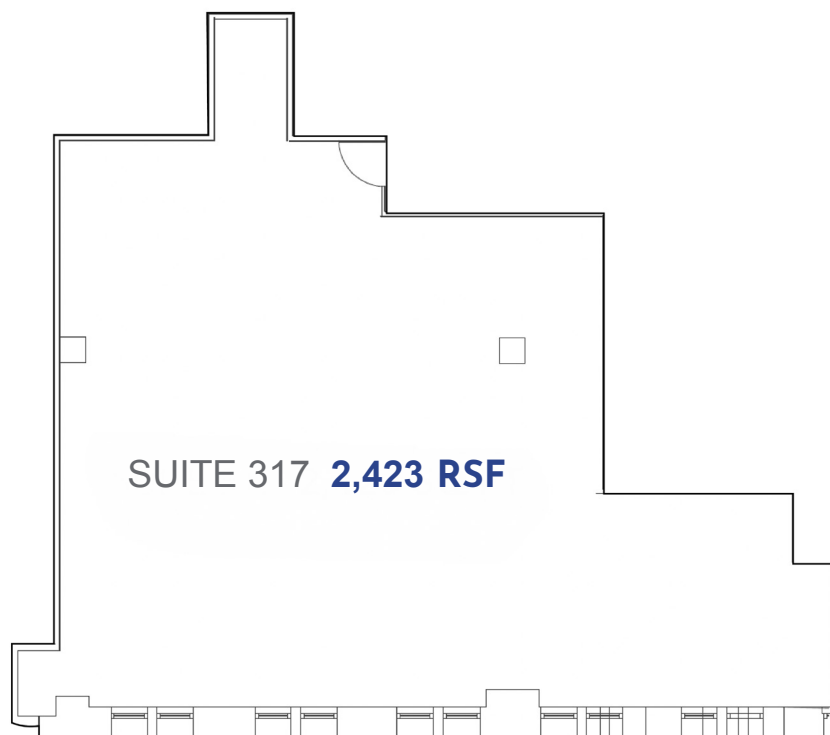
## FEATURED UNITS FOR SALE

### SUITE 317 | 2,423 RSF

- Currently built out as medical space
- Leased through 2032
- Units can be combine with 320 for a total of 4,416 RSF

### SUITE 308 | 3,289 RSF

- Currently built out as medical space
- Private terrace
- Leased through 2030



## Ownership Benefits

- Fully-built spaces available for immediate occupancy
- Opportunity for businesses to lock in occupancy costs
- Cost of occupancy becomes an asset instead of liability
- Low common charges and real estate taxes
- Low down payments and attractive financing terms

# LOCATION BENEFITS

## Ideal Location Along Medical Mile

Located next to the 1st Avenue medical corridor, known as “Medical Mile”, The Corinthian is directly adjacent to over a dozen hospitals, medical schools, research centers and healthrelated not-for-profit institutions.

### These include the following:

- 1** NYU Medical Center (multiple locations)
- 2** NYU Medical Center- Neurosurgery
- 3** NYU Medical Center- Emergency Medicine
- 4** Tisch Hospital
- 5** Skirball Institute of Bio Molecular Medicine
- 6** NYU Medical Science Building
- 7** Vein Center at NYU Langone Medical Center
- 8** Alexandria Center for Life Science
- 9** Bellevue Hospital Center
- 10** Bellevue Hospital Center School of Radiologic Technology
- 11** Hunter-Bellevue School of Nursing
- 12** NYU Rory Meyers College of Nursing
- 13** NYU Dental
- 14** NYU College of Dentistry
- 15** VA NY Harbor Healthcare System







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