

SALE / LEASE
PROFESSIONAL OFFICE SPACE

161 Madison Avenue

161 MADISON AVENUE

New York, NY 10016

PRESENTED BY:

**JONATHAN D. STRAVITZ, SIOR
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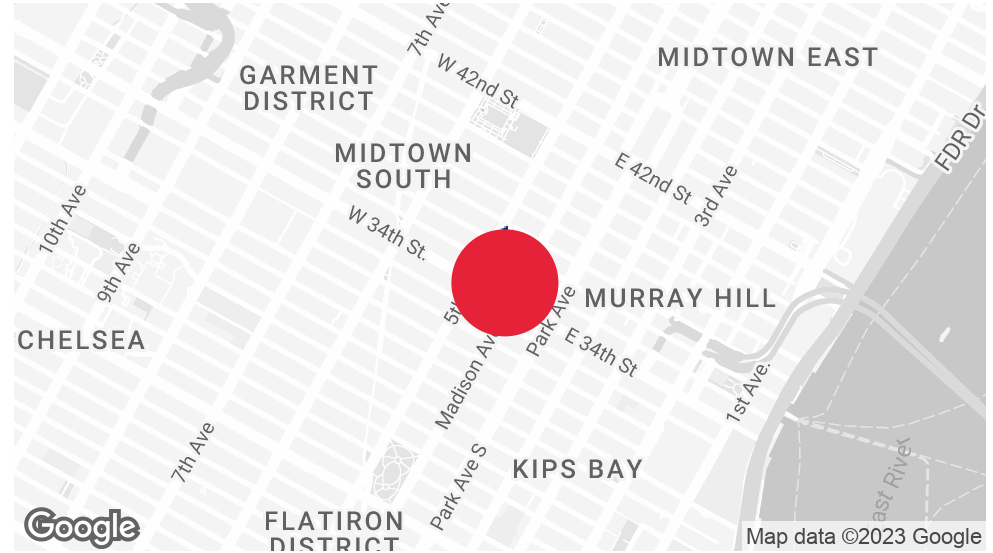
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NY #41A11074602



B I O C
Commercial Real Estate

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$995,000
LEASE RATE:	Negotiable
CONDO SIZE:	1,250 SF
AVAILABLE SF:	1,250 SF
PRICE / SF:	\$796.00

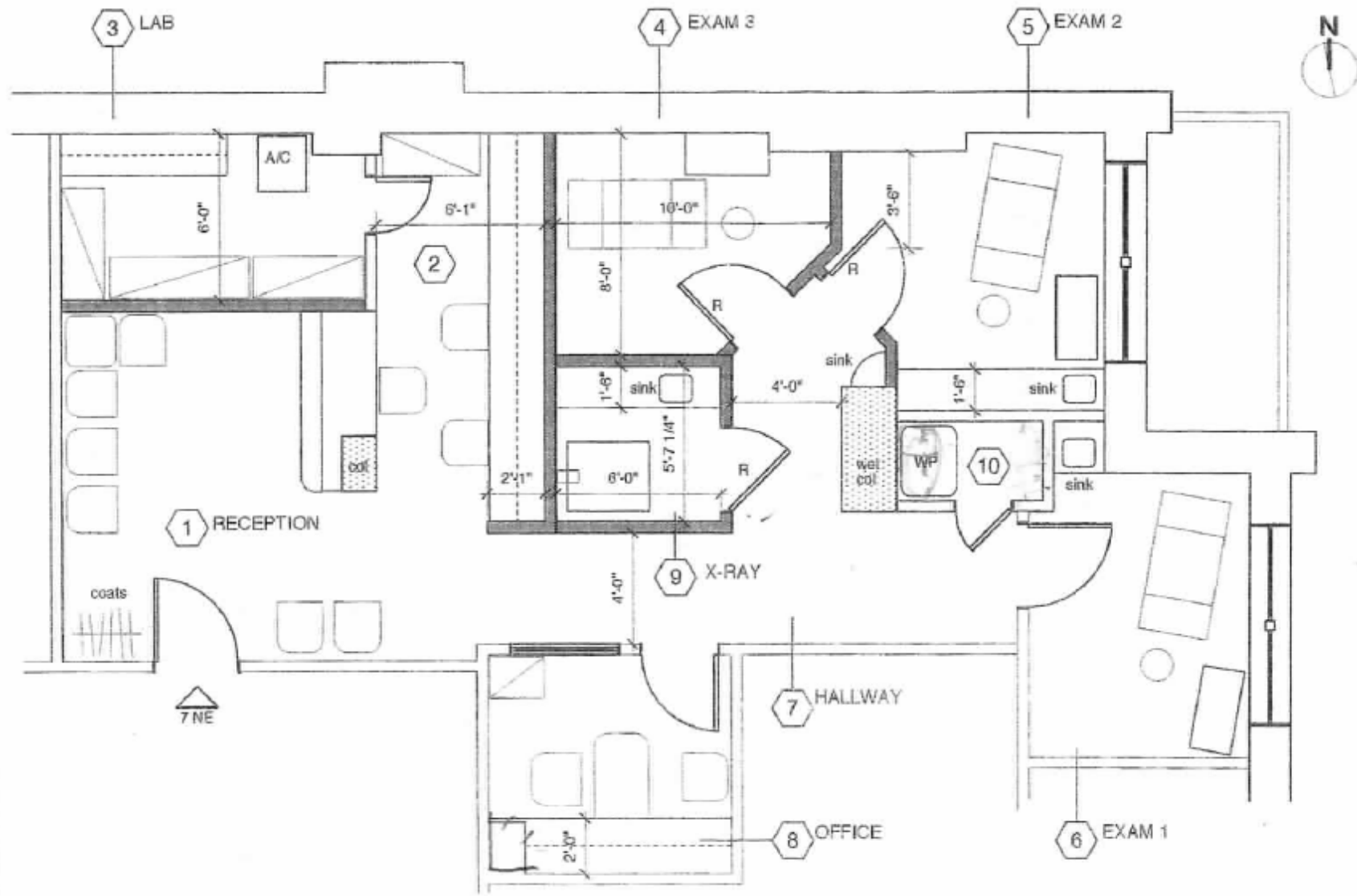
PROPERTY OVERVIEW

Prime Medical Office for Sale or Lease
Fully built out 1,250 SF space on the 7th Floor
Located on Madison Avenue between 33rd and 32nd Streets
24/7 Building
Financing permitted up to 90%
Conveniently located in midtown adjacent to Herald Square, Penn Station, and Grand Central Station. Major transportation includes subways (6, BDFM, NQRW, and PATH Trains).

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FLOOR PLAN



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BIOC Commercial Real Estate LLC

ADDITIONAL PHOTOS



JONATHAN D. STRAVITZ, SIOR & ESQ.

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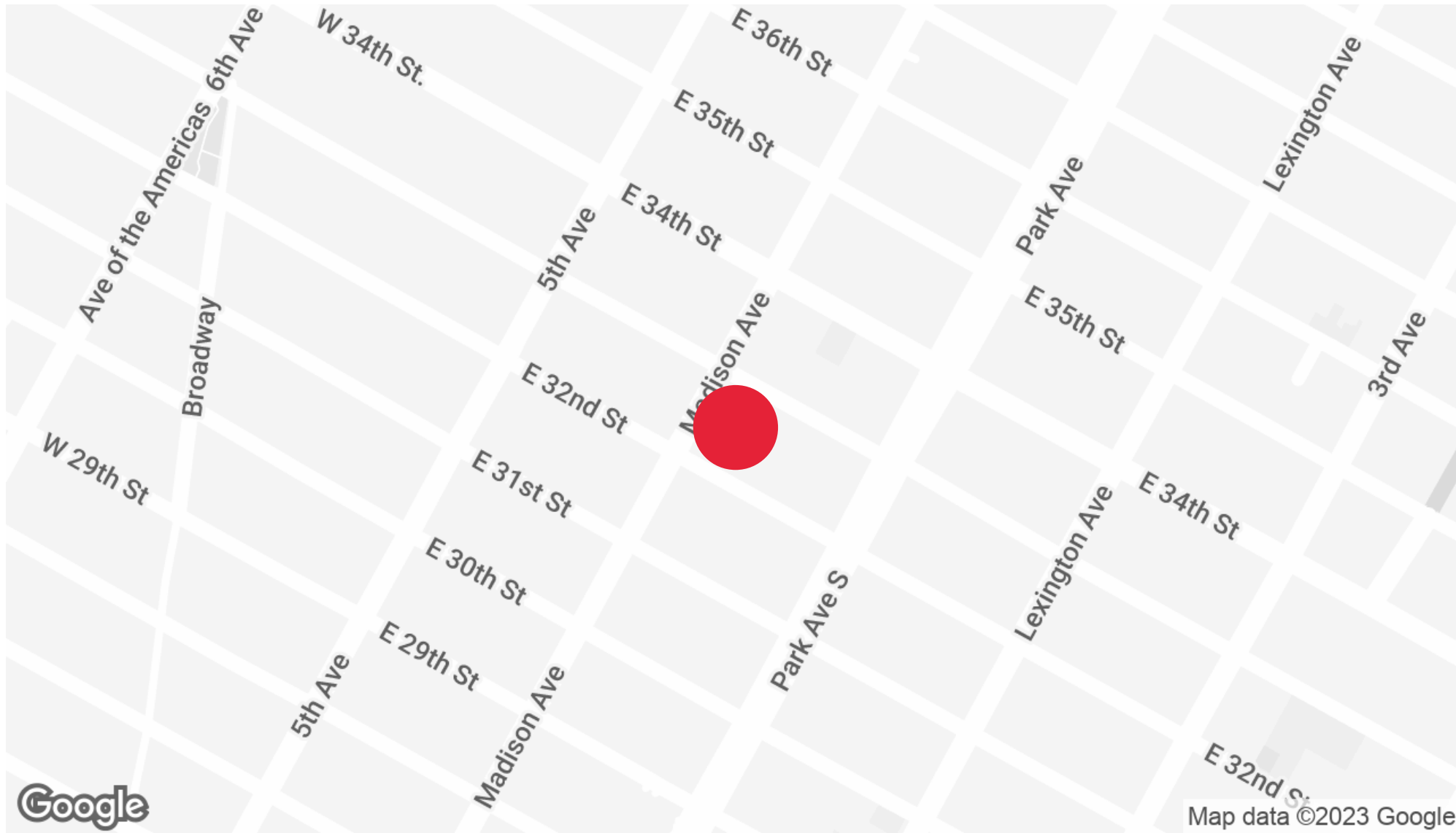
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LOCATION MAP



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