

OFFICE CONDO FOR LEASE/SALE

COMPASS
COMMERCIAL

800 SECOND AVENUE

MIDTOWN EAST



Zhu

Property Detail

Location

800 2nd Ave, 6th Floor (Entire Floor)

Asking Price (For Sale) \$13,500,000

Asking Rent \$45 PSF MG

Size and Sale/Lease Options

- Full floor for sale
Unit 600 + Unit 605 + Unit 610 19,000 SF
- Part floor for sale separately
Unit 600 8,387 SF
- Part floor for lease only
Unit 600 + Unit 610 11,341 SF

Building Stories 18

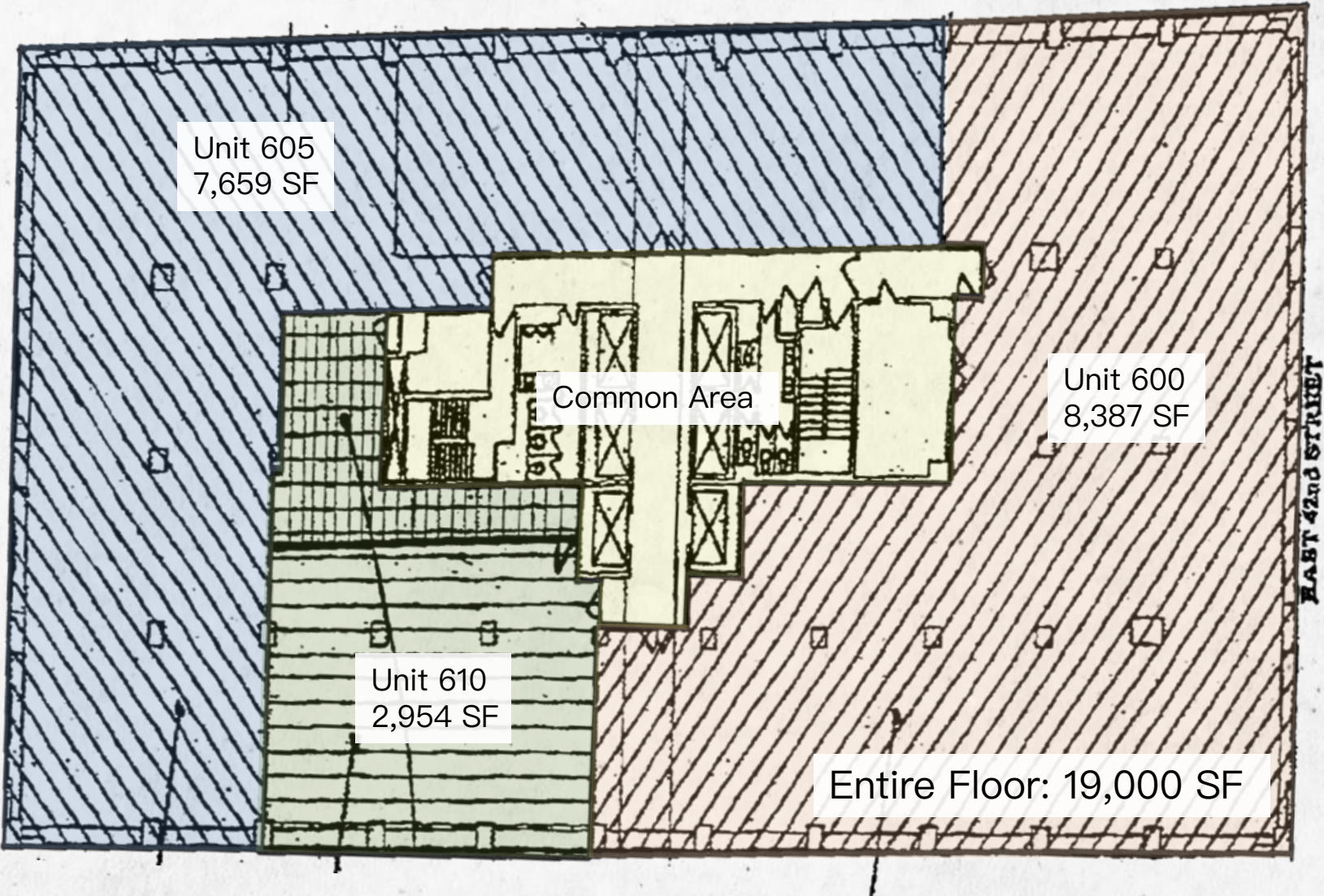
Block/Lot 01335-1023

Premises "As-is" Condition

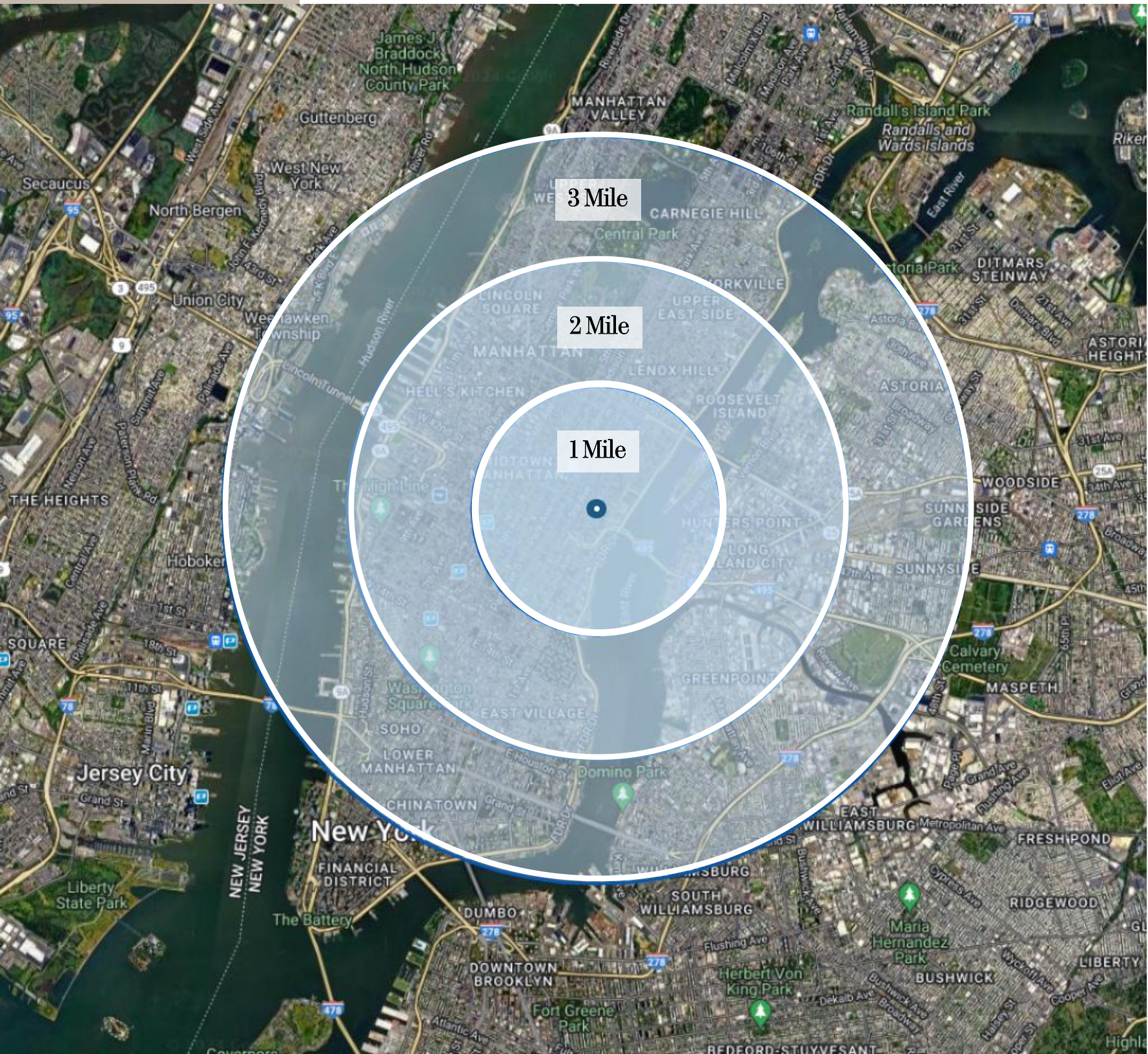
Year Renovated 2016

Highlights

- The property located **near the United Nation Headquarters**, offering proximity to diplomatic activity
- **Established Diplomatic Occupancy:** Mission of Israel to the UN as a Building Neighbor (validates the compliance with security standards)
- **Full-floor ownership** allows for controlled environments with autonomy over layout design, access management, and infrastructure enhancements, ideal for corporate headquarters, and institutional use.
- Tenants includes **Consulate Generals, 42nd Street Chiropractic, Mid-Manhattan Physician Services, and Patients Medical PC.**



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Demographics And Analysis

| 1 Mile Radius | 2 Mile Radius | 3 Mile Radius |
|--|--|--|
| Population: 157,220 | Population: 681,375 | Population: 1,300,873 |
| Households: 87,422 | Households: 364,491 | Households: 657,957 |
| Average Household Income: \$159,608 | Average Household Income: \$148,182 | Average Household Income: \$141,041 |
| Median Household Income: \$129,846 | Median Household Income: \$115,148 | Median Household Income: \$106,851 |
| Total Businesses: 57,872 | Total Businesses: 118,558 | Total Businesses: 158,667 |
| Total Employees: 756,826 | Total Employees: 1,397,221 | Total Employees: 1,717,377 |

Neighborhood

The property at 800 Second Avenue is strategically located in Midtown Manhattan, benefiting from exceptional accessibility via Grand Central Station and multiple bus routes. The neighborhood is defined by a dense mix of **government offices, international organizations**, such as the United Nations and nearby consulates, as well as **medical facilities**, making it a center for diplomacy, healthcare, and professional services. The area’s cultural diversity is reflected in its international dining options, small businesses, and hospitality services, which support a thriving ecosystem for work and commerce. With a strong professional presence, essential amenities, and a global character, the property’s location in this bustling hub is ideal for office or medical professionals, ensuring consistent demand, connectivity, and long-term value.

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Location

Overview



UNITED NATIONS

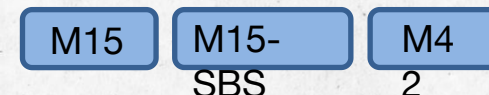
Subway Stations

Grand Central-42 St

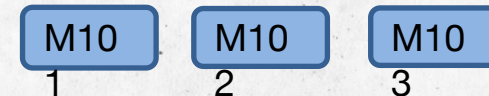


Bus Stops

E 42 St/2 Av



3 Av/E 42 St



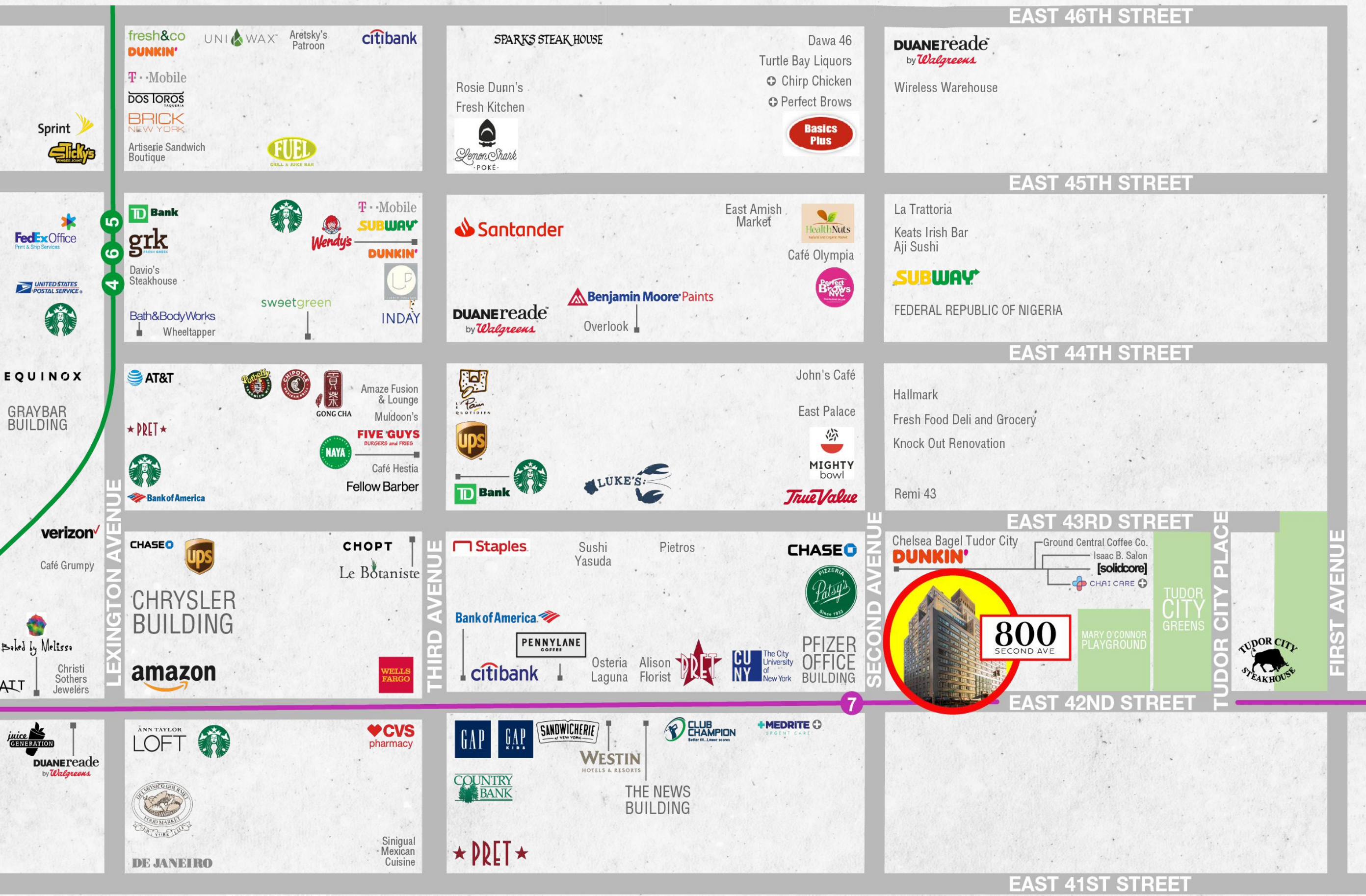
Grand Central Terminal

Grand Central
(Metro-North
Railroad)

Hudson, Harlem, New
Haven

Grand Central
(Long Island Railroad)

Babylon, Port Washington,
Huntington



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CONTACT
US

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