

As exclusive agent, Signature Partners, LLC is pleased to present this dramatic medical space for sale:

51 East 25th Street

ENTIRE 6TH FLOOR - CLASS A MEDICAL SPACE



Asking Price: Call for current pricing

51 East 25th Street — **4,200 RSF commercial office space**

- Entire 6th Floor with **direct elevator access**
- Fully fixtured orthopedics office with mixture of exam rooms, consults, offices, xray areas
- Dedicated subleasing area for additional income
- Multiple **ADA bathrooms** and walk-in shower
- Staff **Kitchen** with seating
- Windows on three sides
- CAM: \$2,185.85 monthly | Tax: \$47,222 annually



MICHAEL PINNEY
(212) 813-3573
pinney@signaturepartners.com

All information is supplied from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by principals or agreed to by this company, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

51 East 25th Street

ENTIRE 6TH FLOOR

51 East 25th Street – Entire 6th Floor Medical Office

Between Madison Avenue & Park Avenue South

Step into a turnkey, fully built medical office perfectly positioned in one of Manhattan's most convenient and desirable corridors. The entire 6th floor is available with **direct elevator access**, offering privacy, efficiency, and a professional presence ideal for medical practitioners and specialists.

Space Highlights

Fully Fixtured Orthopedics Office

Thoughtfully designed layout featuring a balanced mix of **exam rooms, consultation rooms, private offices, and dedicated X-ray areas.**

Income Opportunity

Includes a **separate, dedicated subleasing area**—ideal for bringing in additional revenue or hosting complementary practitioners.

Modern Infrastructure

Multiple **ADA-compliant bathrooms** plus a **walk-in shower**, offering enhanced comfort and accessibility.

Staff Kitchen & Lounge

Well-appointed staff kitchen with seating—perfect for breaks and team gatherings.

Exceptional Light

Windows on three sides provide abundant natural light throughout the entire floor.

Location Perks

Nestled just **half a block from Madison Square Park**, the neighborhood delivers outstanding amenities and an energizing environment. Moments away are some of the city's most renowned dining and lifestyle destinations, including:

The original Shake Shack

Whole Foods Market

Eataly

Eleven Madison Park

La Tête d'Or by Daniel

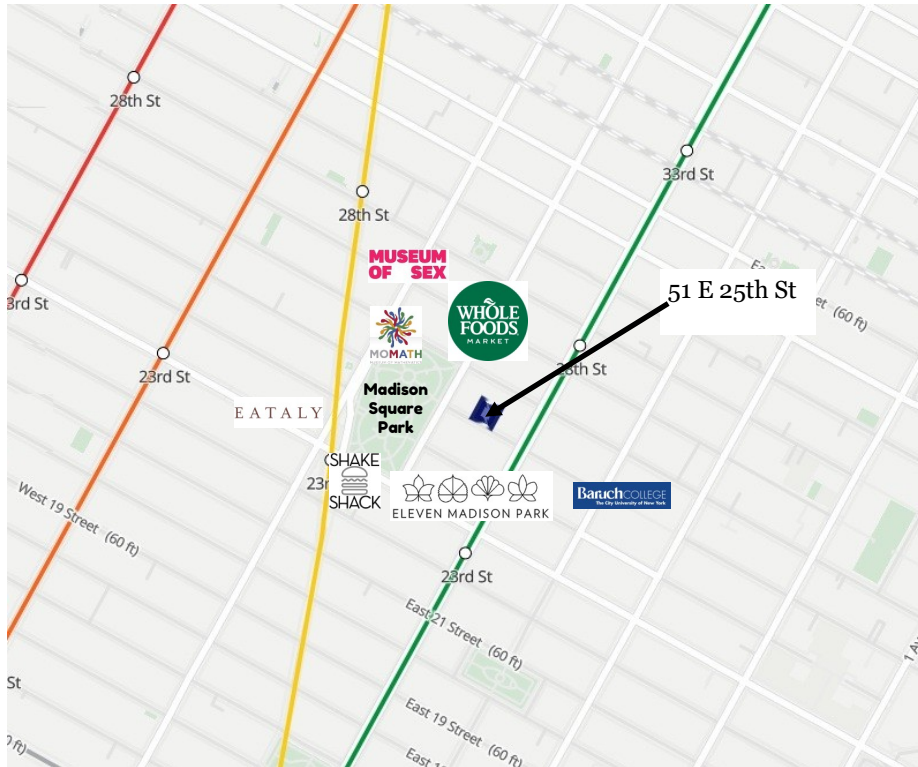
Baruch College

Too many coffee shops and Grab n Go lunch options to list here

This combination of a premium full-floor medical buildout and an unbeatable NoMad/Flatiron location makes 51 East 25th Street, 6th Floor a rare opportunity for medical users seeking plug-and-play space with prestige and convenience.

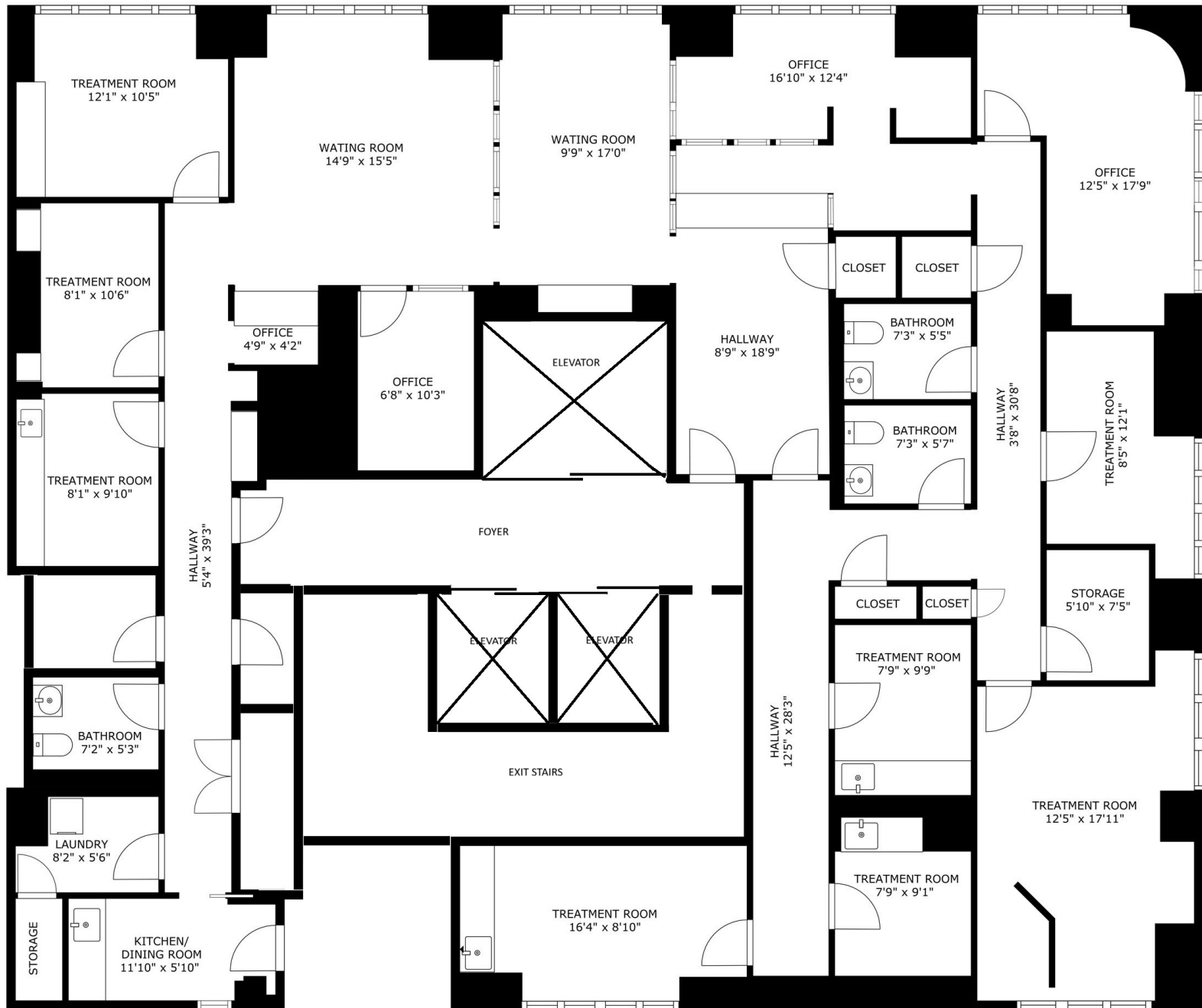
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134 WEST 26TH ST

ENTIRE 12TH FLOOR AND ROOF

12th FLOOR EXISTING CONDITIONS — NOT TO SCALE

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Entire 6th Floor - At Madison Square Park



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