



*As the exclusive agent,  
Oxford Property Group is pleased  
to present:*

# 26 W 74th St

Upper West Side Commercial Medical  
Office Condo for Lease or Sale



Built 1,620 RSF Office Condo for Sale or Lease. The office has a separate front street entrance! Located a half block from Central Park and proximate to excellent transportation options. West 74th St is a beautiful, quiet, and tree-lined street. Owning an office condominium gives professionals the ability to lock in their occupancy costs and insulate themselves from the ever-rising expense of office leasing in Manhattan. This makes office ownership attainable and ultimately more affordable than leasing. Alternatively, this is a chance for investors to capitalize on one of the best office markets in the world. Space includes a private back patio with sample room for enjoying the outdoors. Space can be adaptable to any medical specialty.



Lior Lev | Licensed Real Estate Broker | Oxford Property Group, LLC | Sales, Leasing, Development & Investments

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The office market and medical office markets in New York City currently exhibit strong fundamentals, and therefore this is a unique opportunity for investors looking to allocate capital to the New York City Market and gain exposure to a property type with limited availability!

**Annual RE Tax: \$6,653.72**

**Monthly maintenance charge: \$1,409.16**



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