

**FIRST TIME OFFERED
MEDICAL OFFICE SPACE
AVAILABLE FOR LEASE**

438 West 51st Street
New York,



BIOC Commercial Real Estate, LLC



BUILDING FEATURES

- New Medical Office Redevelopment
- Upgrades include: new lobby, facade, mechanical equipment and elevators.
- On-Site Ambulatory Surgery Center
- One and a half blocks from the 50th Street subway station (C & E Lines)
- **Asking \$69 per SF**

AVAILABLE MEDICAL SPACE

- Ground Floor - 5,112 SF
- Second Floor - 5,443 SF (divisible)
- Third Floor - 3,711 SF (divisible)
- ~~Lower Level - 1,761 SF (LEASED)~~

Total - 14,266 SF Available



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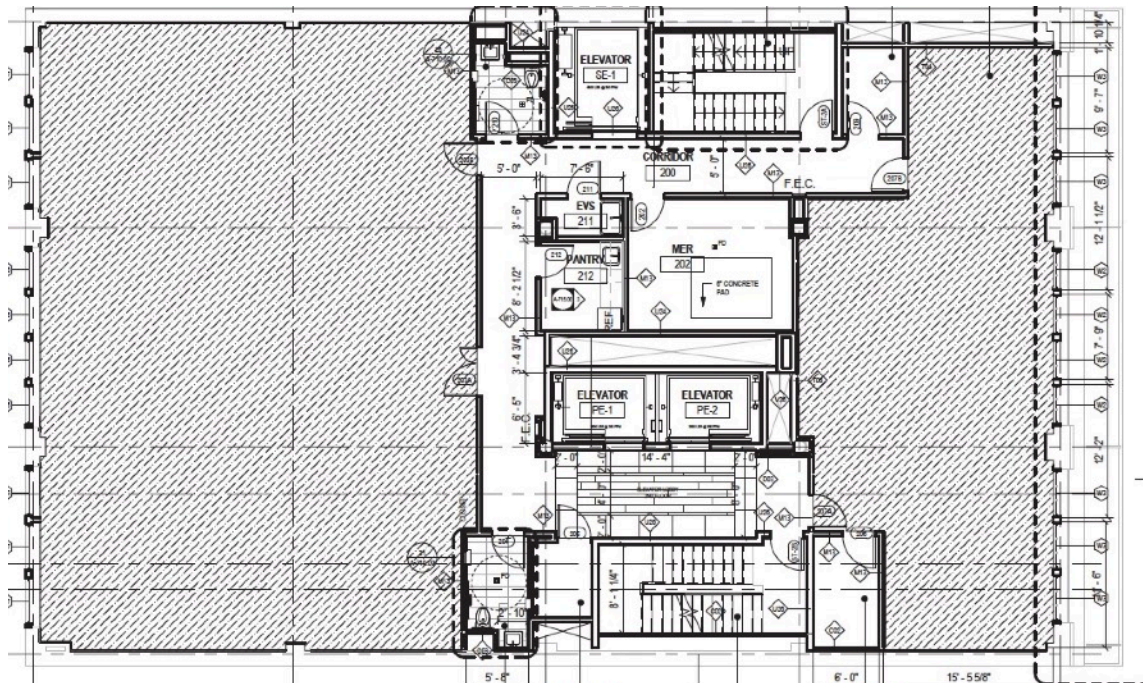
"In the Best Interest of Our Clients"

MEDICAL OFFICE SPACE AVAILABLE FOR LEASE

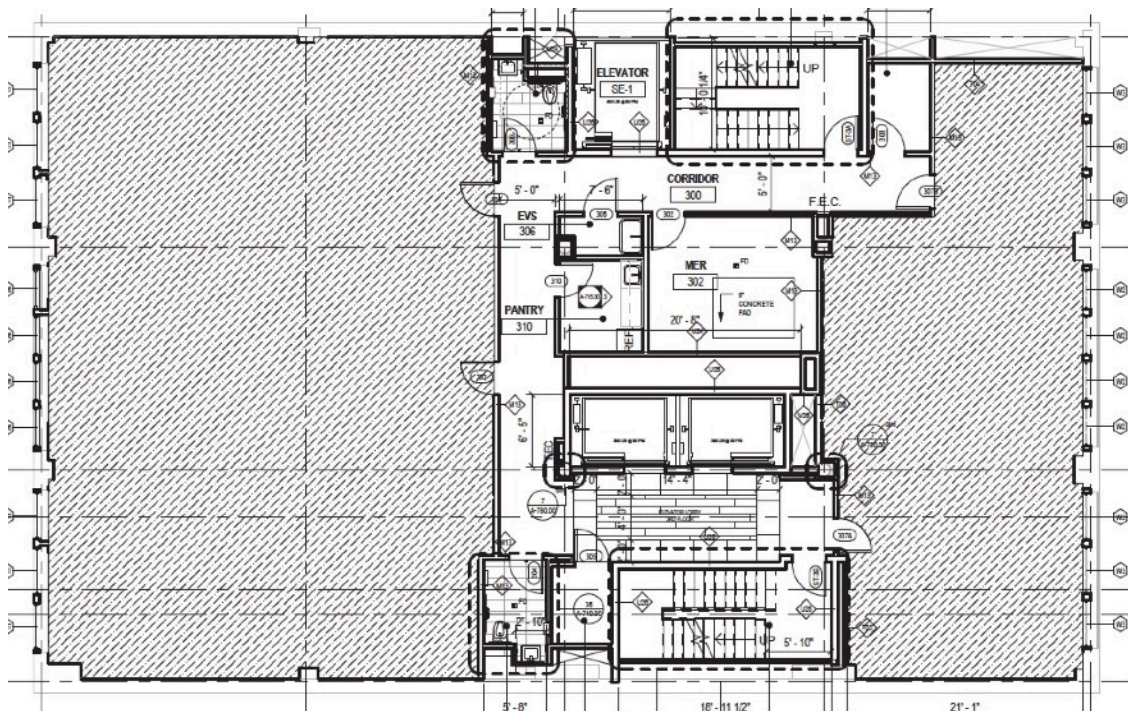
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Second Floor - 5,443 RSF (Divisible)



Third Floor - 5,556 RSF (Divisible)



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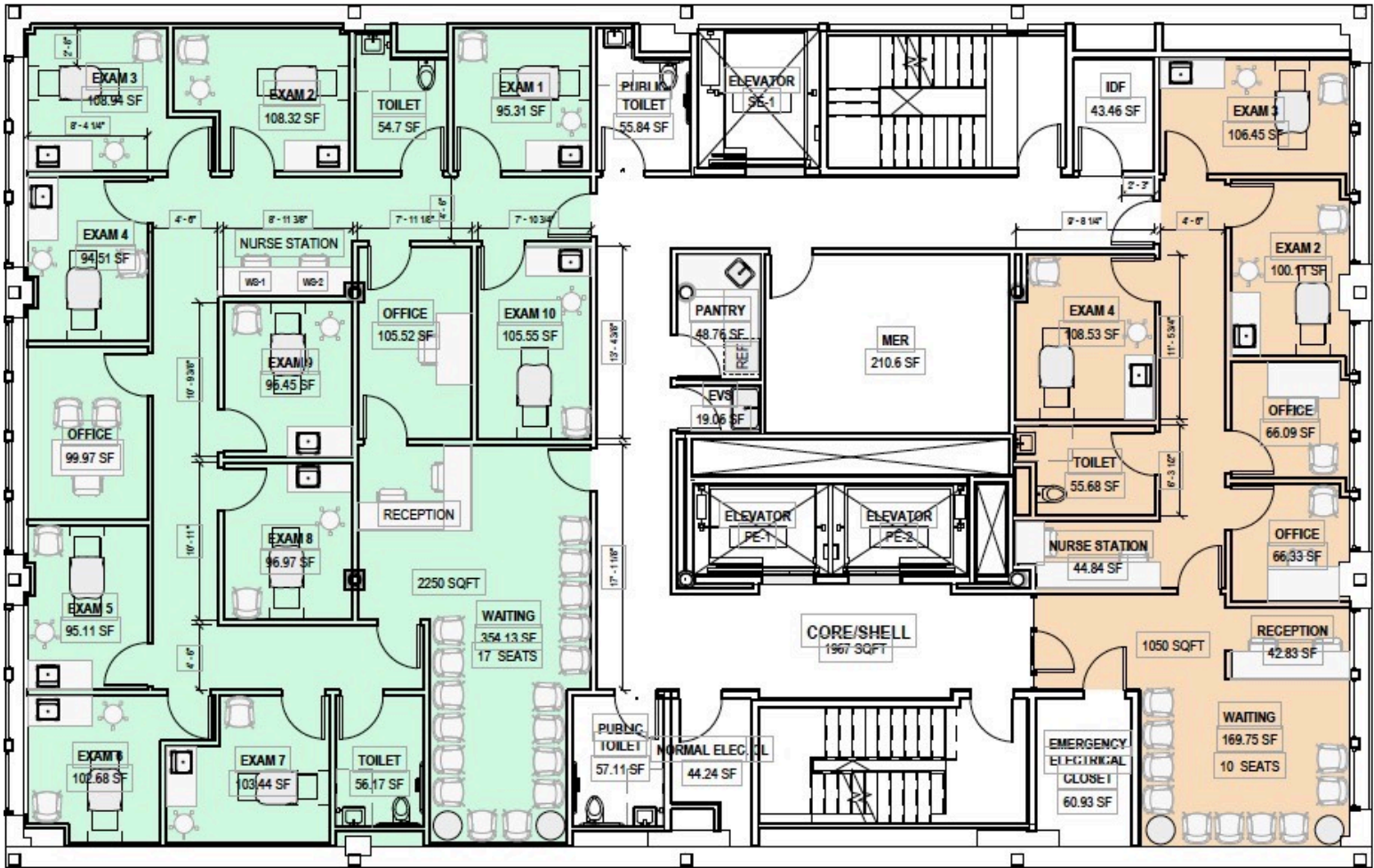
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Proposed Medical Plan



3,711 Suite Space Key	
Reception/Waiting Room	1
Exam Rooms	10
Offices	2
Bathroom	1
Nurse Station	1

1,732 Suite Space Key	
Reception/Waiting Room	1
Exam Rooms	4
Offices	2
Bathroom	1
Nurse Station	1



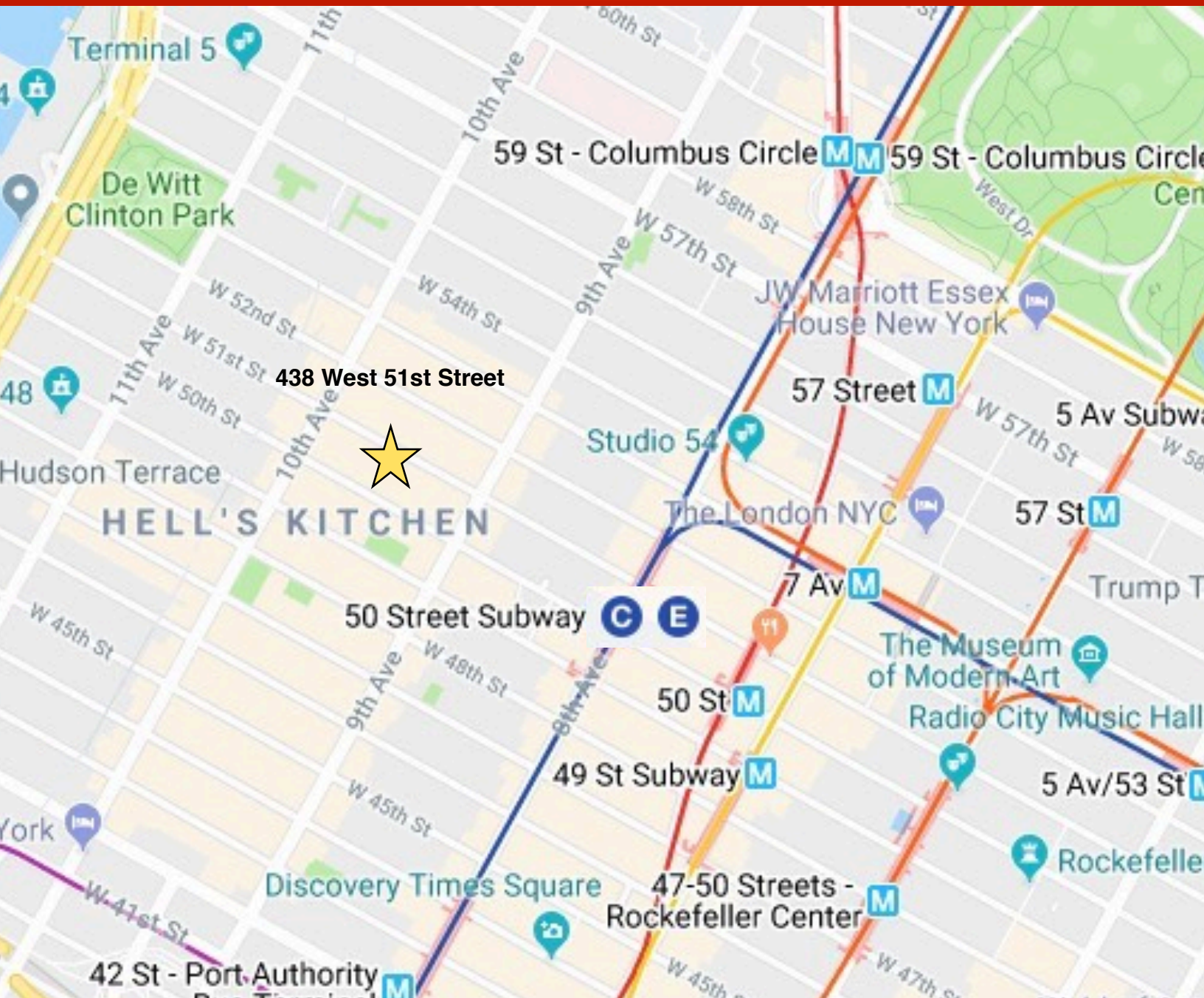
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For more information, contact exclusive agents:

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