

251

EAST 33RD STREET

MEDICAL OFFICE FLOORS FOR LEASE

3,000 SF TO 14,300 SF AVAILABLE



251

EAST 33RD STREET

BUILDING INFORMATION

PREMISES	Premises: Lower Level – 2,720 SF Premises: Ground Floor – 2,671 SF Premises: Entire 2nd Floor – 2,959 SF LEASED Premises: Entire 3rd Floor – 2,959 SF Premises: Entire 4th Floor – 2,959 SF Premises: Entire 5th Floor – 2,959 SF	} (may be leased together)
	Up to 14,268 SF Available	
POSSESSION	Immediate	
TERM	Upon Request	

BUILDING FEATURES

- Newly gut renovated, brand new high-end, medical office building features:
 - Brand new storefront and entryway / secured entry
 - Brand new building lobby with marble flooring
 - Brand new, large passenger elevator boasting elegant finishes
 - Brand new, high-end, custom built medical suites
 - Turn-key medical installations available
 - Ground and Lower Levels can be connected by an existing internal stair, for a 5,500 SF duplex, with access from the street level and a branding opportunity. Further, elevator access to lower level



251

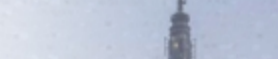
EAST 33RD STREET

BUILDING FEATURES (CONTINUED)

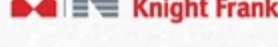
- Prime location with close proximity to the Medical and Life Sciences Corridor including NYU Medical Center, the Alexandria Center for Life Sciences, Bellevue Medical Center and numerous professional medical complexes
- Easy access via the 33rd Street "E" Subway Line, the M34 Select Bus and by car with multiple parking options nearby

SPACE FEATURES

- Landlord to deliver high-end, full floor, pre-built, medical suites (per "show floor" seen in photos)
- Landlord will consider leasing individual floors of ~ 3,000 SF up to 14,300 SF
- Efficient floors offer excellent natural light
- Landlord will consider leasing the ground and lower levels together or individually
- Directly metered electric
- Delivered with CAT-5 wiring in place
- Keyed, large medical sized ADA elevator opens directly onto tenant's floor (with ability to accommodate a stretcher)



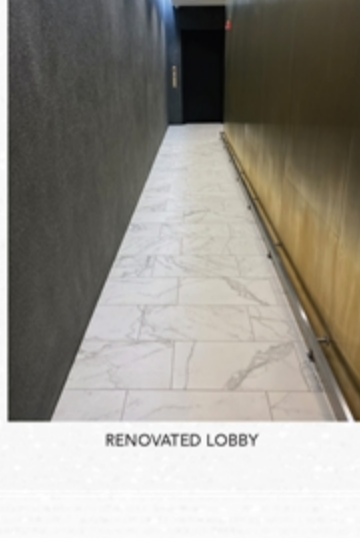
EXTERIOR/INTERIOR PHOTOS NEW RENOVATIONS



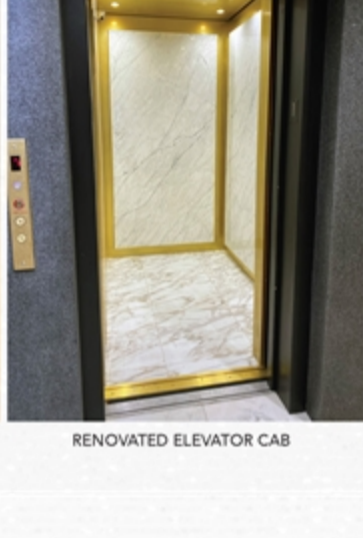
NEW ENTRYWAY + RAMP



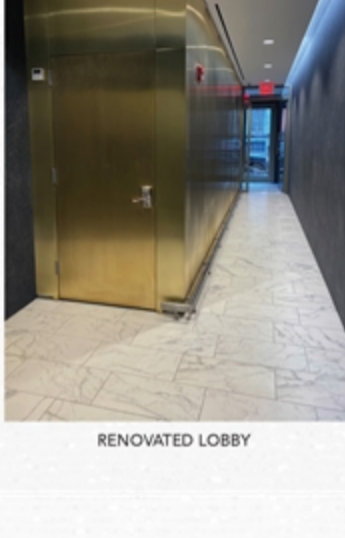
PRE-BUILT SUITE



RENOVATED LOBBY



RENOVATED ELEVATOR CAB



RENOVATED LOBBY



RENOVATED BATHROOMS

EXTERIOR/INTERIOR PHOTOS NEW RENOVATIONS



VIRTUAL DOORMAN INTERCOM SYSTEM



EXAM ROOM 1



PRE-BUILT SUITE



NEW TENANT CONTROLLED THERMOSTAT



BRAND NEW HVAC EQUIPMENT



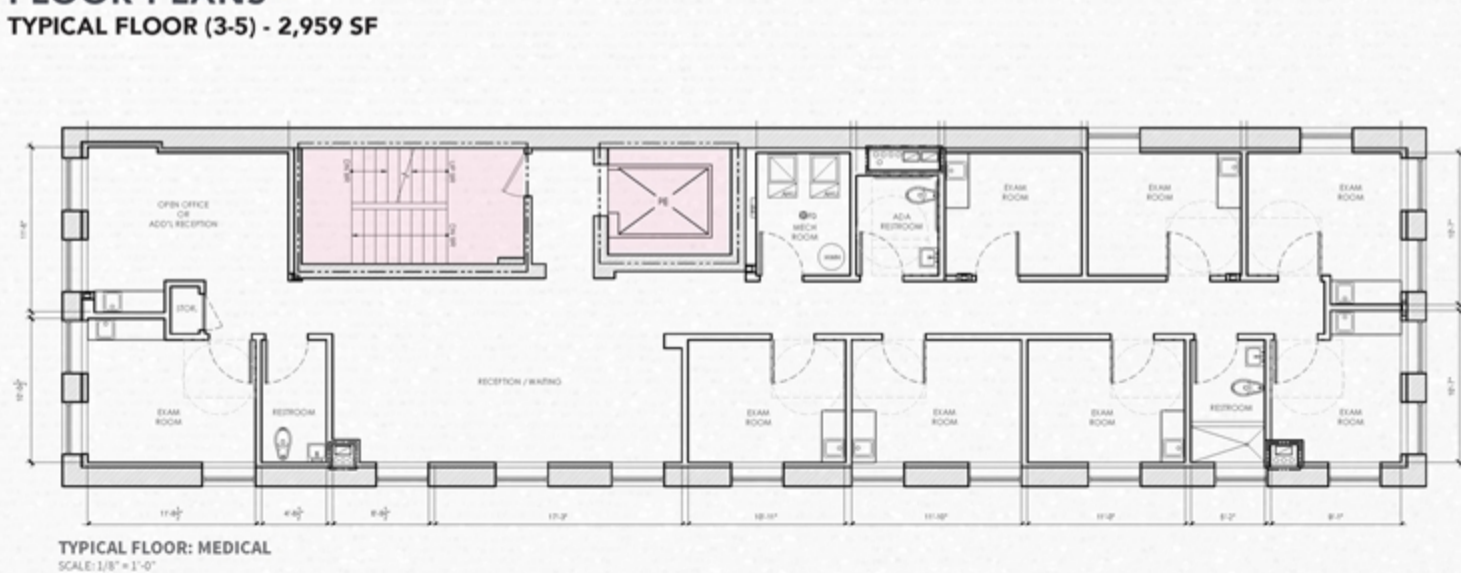
BRAND NEW METER ROOM



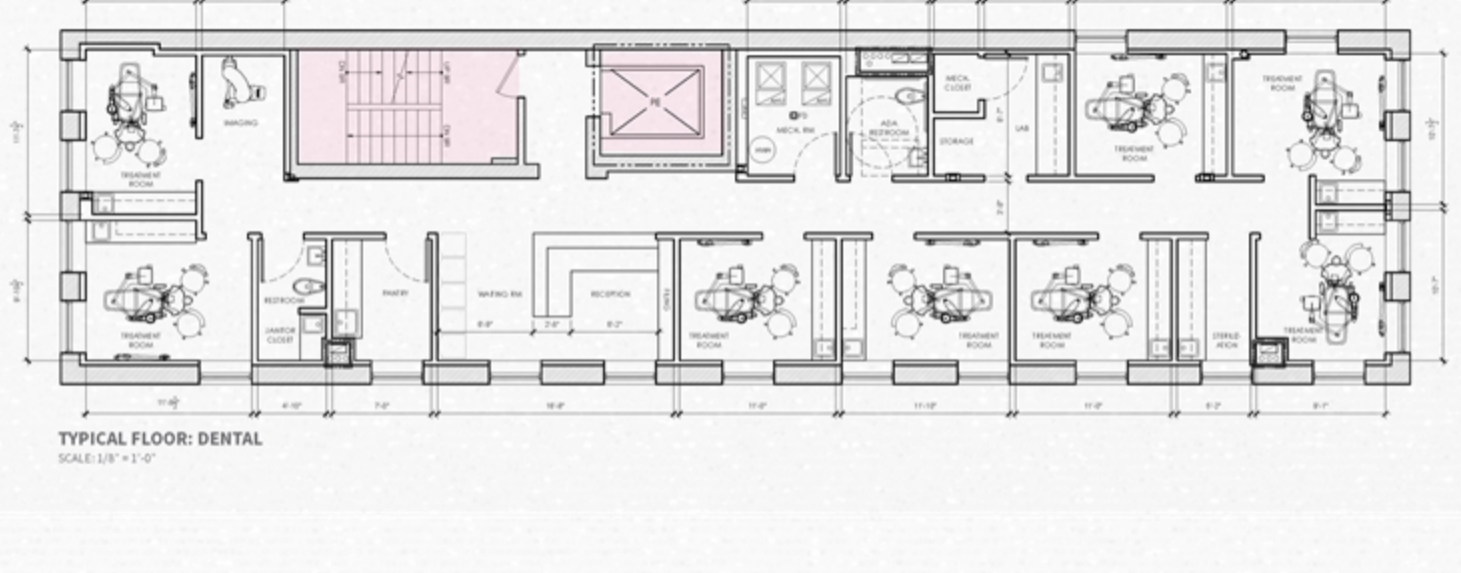
BRAND NEW WATER HEATER

FLOOR PLANS

TYPICAL FLOOR (3-5) - 2,959 SF



TYPICAL FLOOR: MEDICAL
SCALE: 1/8" = 1'-0"

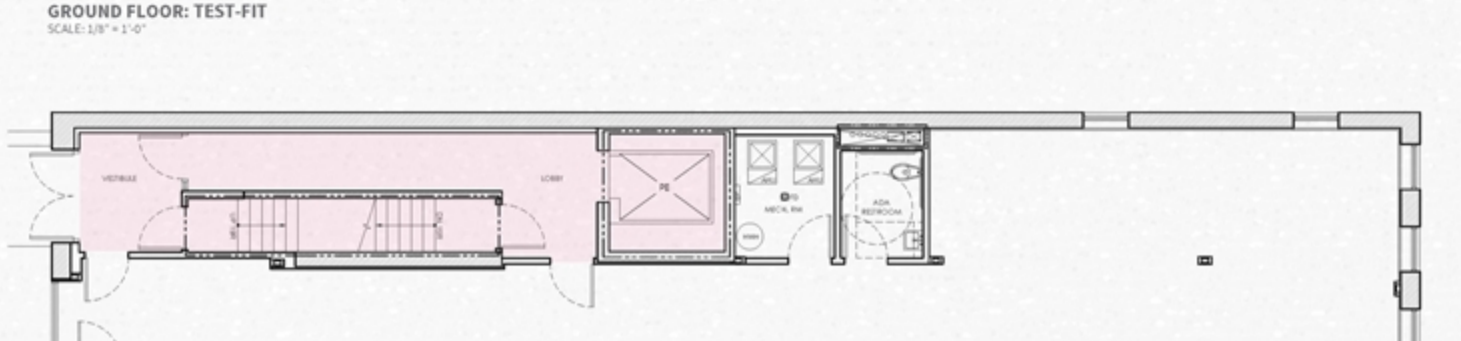


TYPICAL FLOOR: DENTAL
SCALE: 1/8" = 1'-0"

SAMPLE LAYOUT GROUND FLOOR - 2,671 SF



GROUND FLOOR: TEST-FIT
SCALE: 1/8" = 1'-0"



GROUND FLOOR: CORE AND SHELL PLAN
SCALE: 1/8" = 1'-0"

SAMPLE LAYOUT LOWER LEVEL - 2,720 SF



CELLAR: TEST-FIT
SCALE: 1/8" = 1'-0"



CELLAR: CORE AND SHELL PLAN
SCALE: 1/8" = 1'-0"



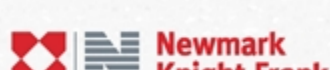
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■ **ANDREW MARGOLIN**
andrew.margolin@ngkf.com
212.372.2080

■ **MATTHEW T. LEON**
mleon@ngkf.com
212.372.2041

■ **JARED E. LACK**
jlack@cbre.com
212.984.6507



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