

251

EAST 33RD STREET

MEDICAL OFFICE FLOORS
FOR LEASE
3,000 SF TO 14,300 SF AVAILABLE



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BUILDING INFORMATION

PREMISES	Premises: Lower Level – 2,720 SF	} (may be leased together)
	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	
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



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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

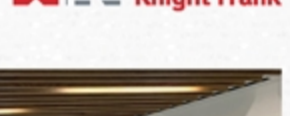
SPACE FEATURES

- 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)

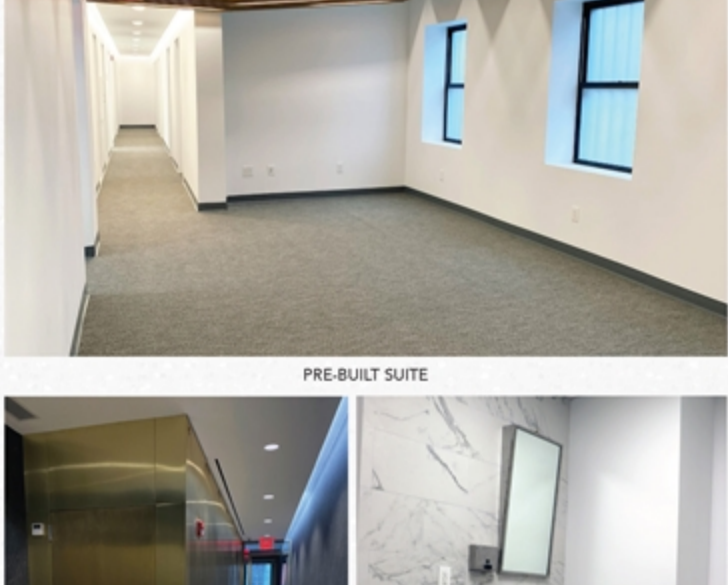


EXTERIOR/INTERIOR PHOTOS

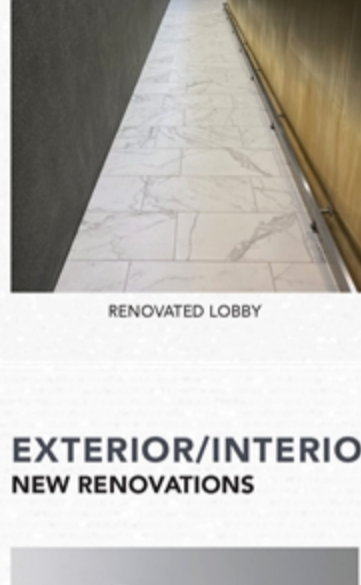
NEW RENOVATIONS



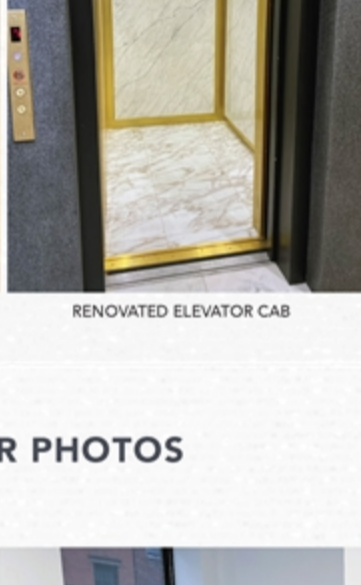
NEW ENTRYWAY + RAMP



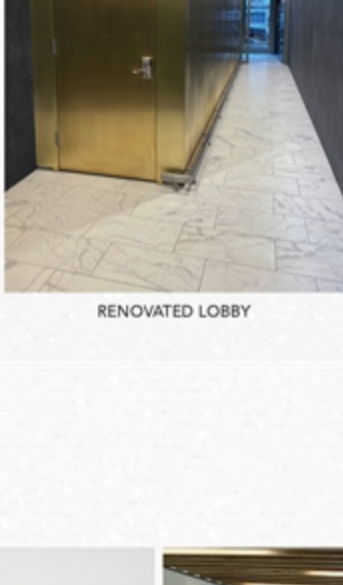
PRE-BUILT SUITE



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



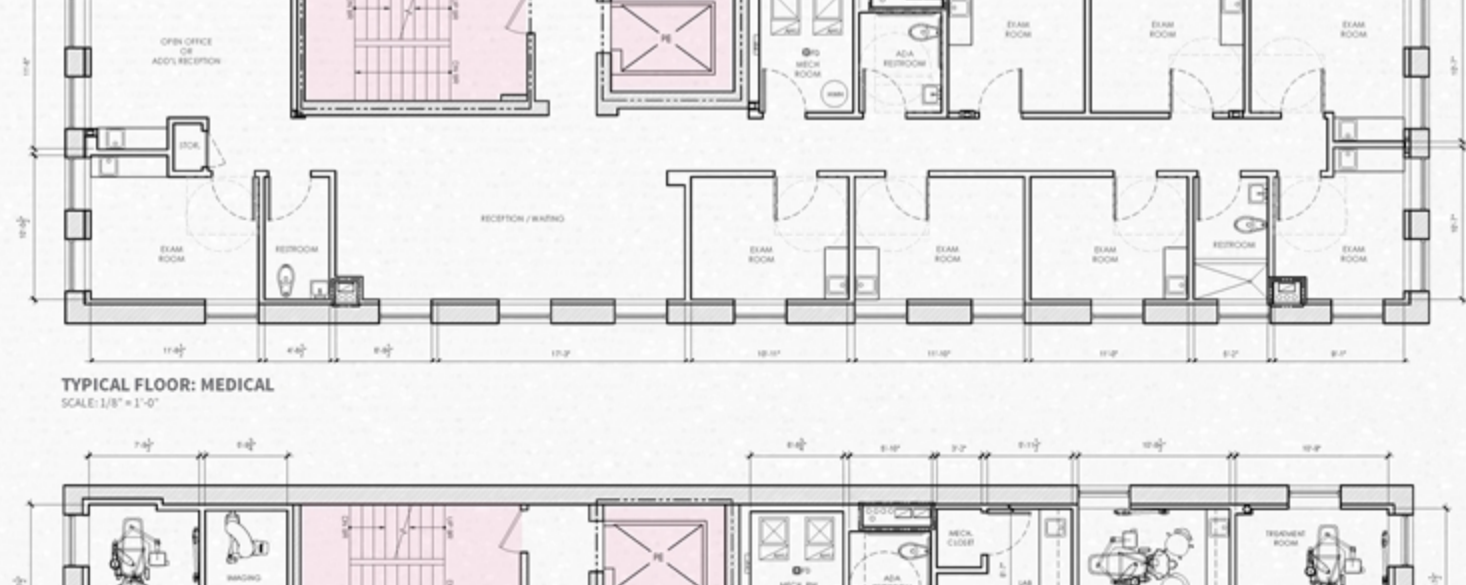
BRAND NEW METER ROOM



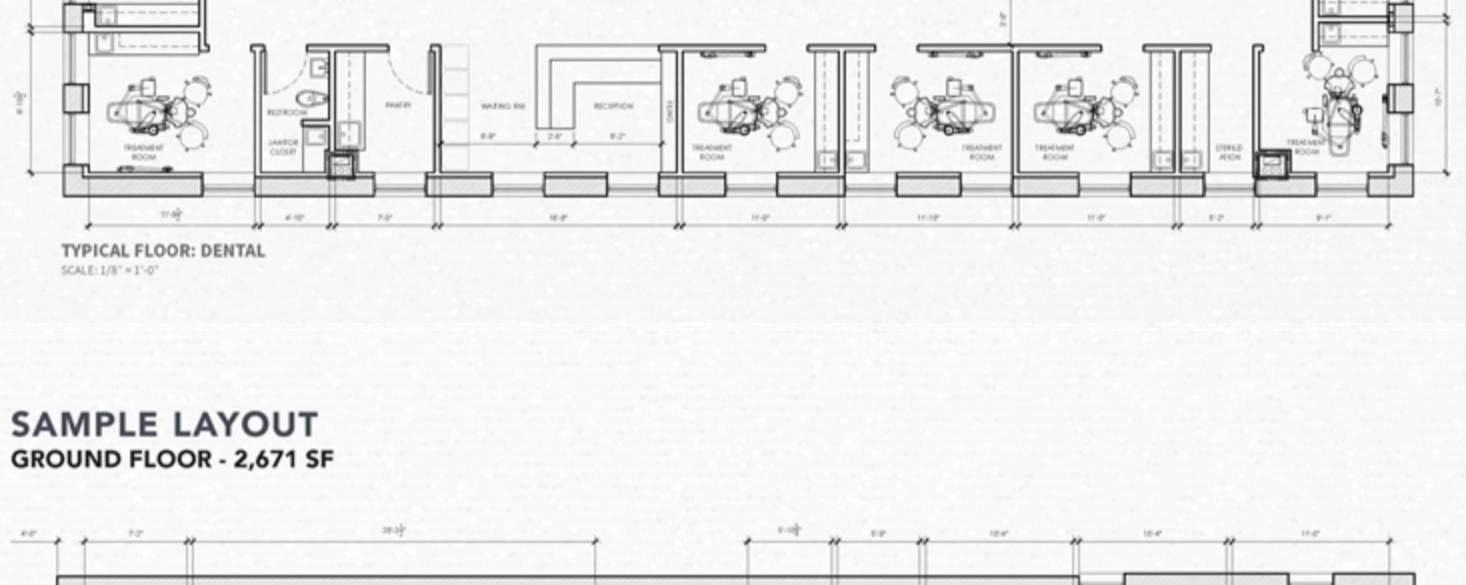
BRAND NEW WATER HEATER

FLOOR PLANS

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



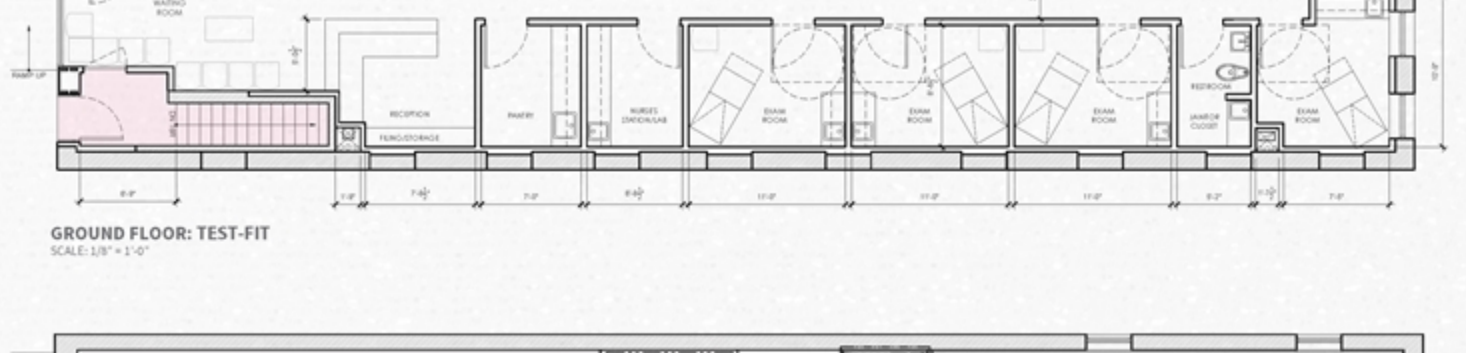
TYPICAL FLOOR: MEDICAL
SCALE: 1/8" = 1'-0"



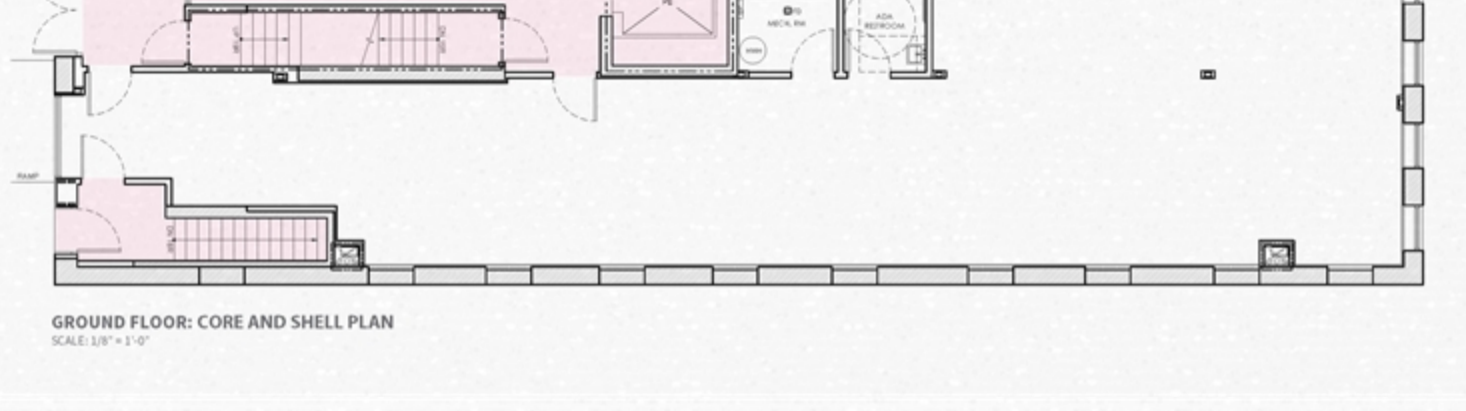
TYPICAL FLOOR: DENTAL
SCALE: 1/8" = 1'-0"

SAMPLE LAYOUT

GROUND FLOOR - 2,671 SF



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



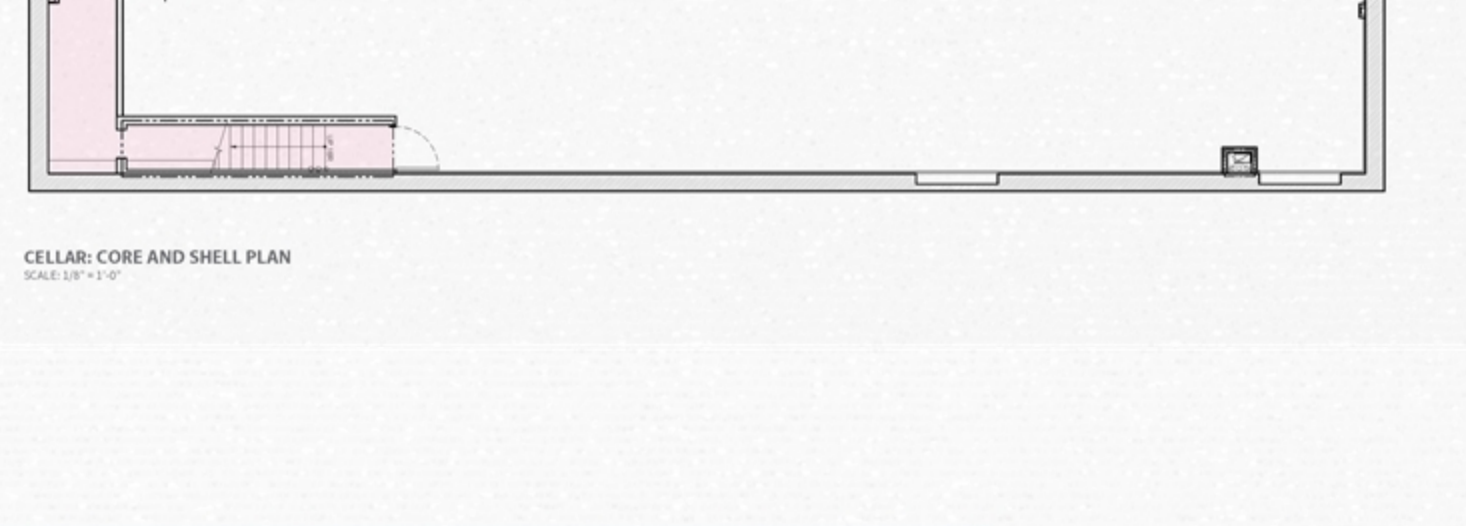
GROUND FLOOR: CORE AND SHELL PLAN
SCALE: 1/8" = 1'-0"

SAMPLE LAYOUT

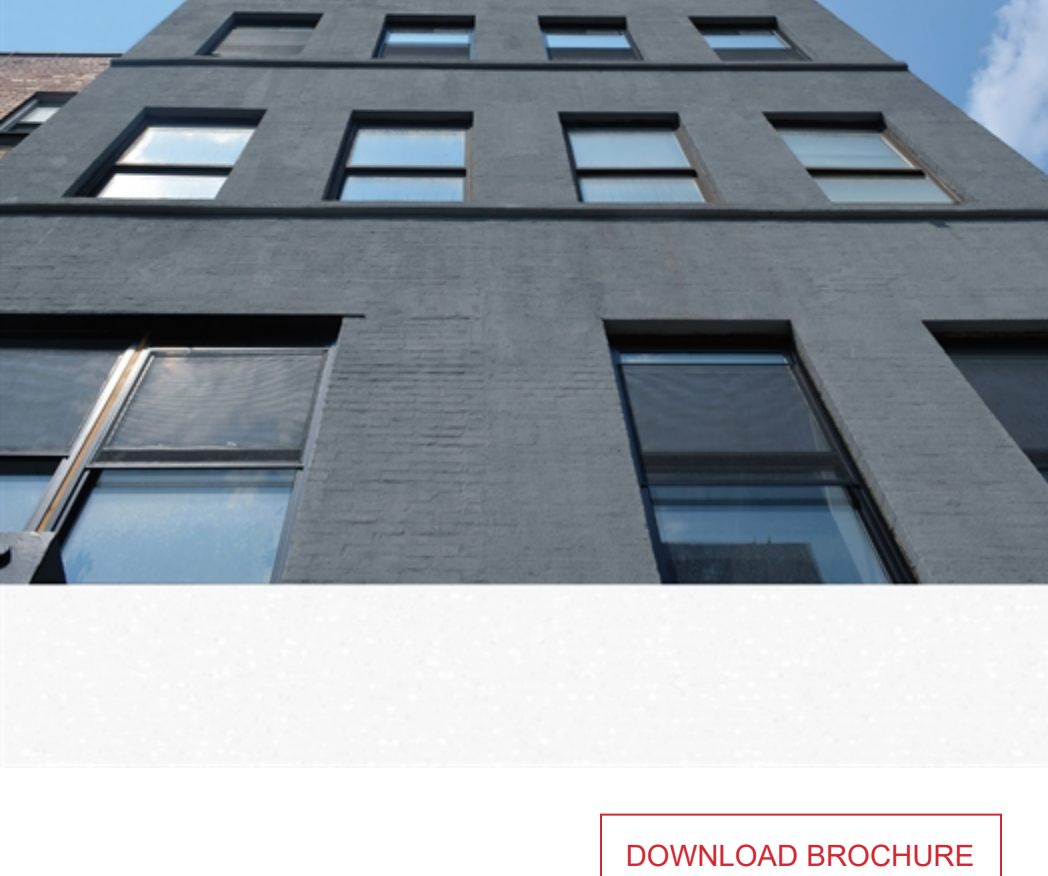
LOWER LEVEL - 2,720 SF



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



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



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