

338

EAST 49TH STREET
TURTLE BAY, NYC

Between First & Second Avenues

MEDICAL SPACE FOR LEASE

APPROXIMATE SIZE

Ground Floor: 2,235 SF
Legal Lower Level: 3,290 SF
Total: 5,525 SF

ASKING RENT

~~\$19,500/Month~~ **Reduced**
\$15,995/Month

POSSESSION

Immediate

TERM

Negotiable

FRONTAGE

20 FT

COMMENTS

- Ground floor medical space
- Legal lower level that previously held full-size pool for PT treatment
- Fully ADA compliant space with private elevator to lower level
- T.I. package available
- Motivated landlord with flexible terms

NEIGHBORS

7th Street Burger • Remi Flower & Coffee • QQ Nails & Spa • tán • Barnea Bistro • Smith & Wollensky • Blank Slate • Ess-a-Bagel • UN Plaza • Copinette

TRANSPORTATION

4 5 6 7



PROPERTY INFORMATION

JAMES FAMULARO
President

GARRETT KELLY
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MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

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MEDICAL SPACE FOR LEASE



INTERIOR | GROUND FLOOR



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GROUND FLOOR RENDERING



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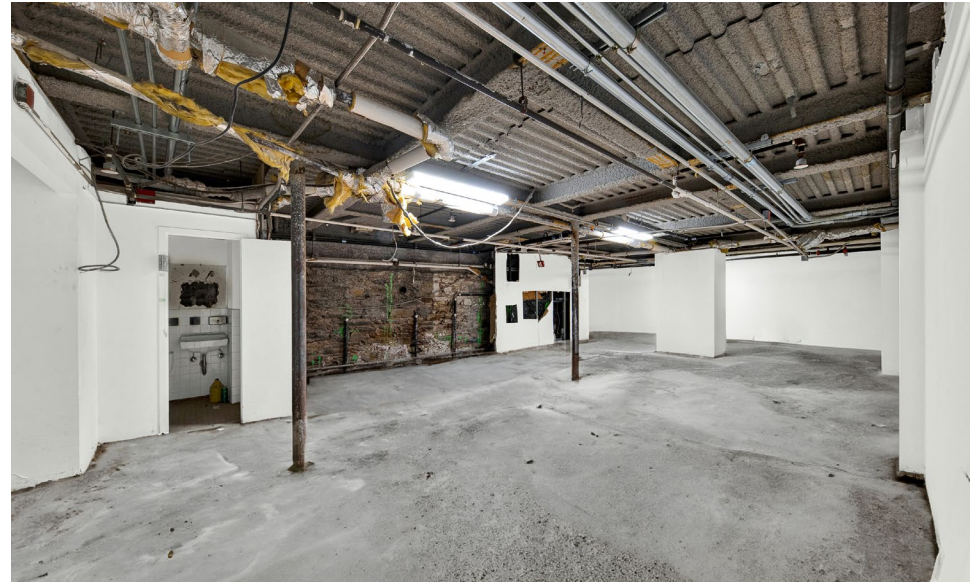
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MEDICAL SPACE FOR LEASE



INTERIOR | LEGAL LOWER LEVEL

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MEDICAL SPACE FOR LEASE

LOWER LEVEL RENDERING



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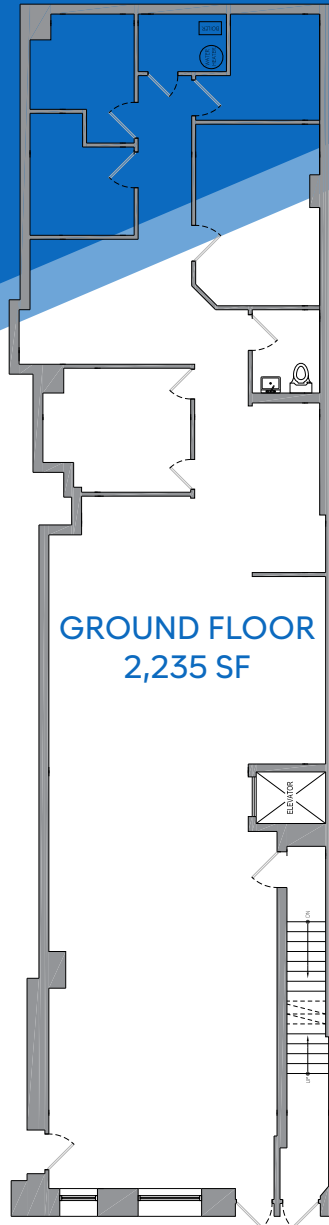


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FLOOR PLANS



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