

# 338

**EAST 49<sup>TH</sup> 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

#### POSSESSION

Immediate

#### TERM

Negotiable

#### FRONTAGE

20 FT

#### COMMENTS

- Ground floor medical opportunity
- Large legal lower level with private elevator access from ground floor
- ADA compliant space
- Clean white-box with new MEP's
- Motivated landlord with flexible terms

#### NEIGHBORS

7<sup>th</sup> 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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212.468.5939  
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**KYLE FINK**  
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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

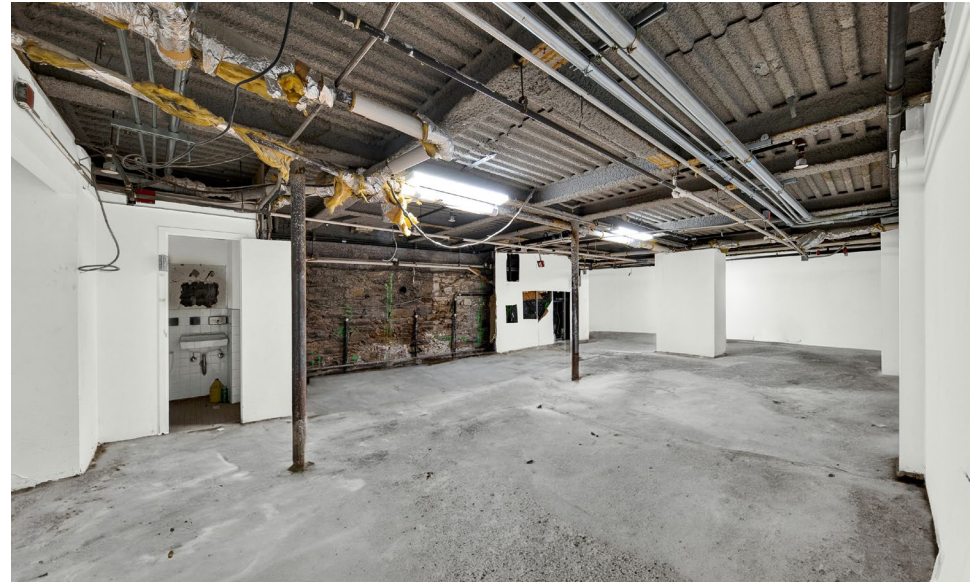
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INTERIOR | LEGAL LOWER LEVEL

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FLOOR PLANS



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