

225

WEST END AVENUE

UPPER WST SIDE, NYC

Between West 70th and 71st Streets

MEDICAL/OFFICE FOR LEASE

APPROXIMATE SIZE

2,000 SF

ASKING RENT

~~\$6,500/Month~~ Reduced
\$5,500/Month

POSSESSION

Immediate

TERM

Negotiable

COMMENTS

- Step-down former medical office
- Open area with 4 rooms and 2 bathrooms
- High foot traffic neighborhood
- Close proximity to Trader Joe's, Morton Williams, Fairway, and other neighborhood-friendly markets
- Subways in walking distance
- Second ADA accessible entrance

NEIGHBORS

Kossar's • Anselmo Academy • West End Day School • Trader Joe's • Duane Reade • Bloomingdale's • Gong Cha • Starbucks • McDonald's • Verizon • Pinkberry • CVS

TRANSPORTATION

1 2 3

NOAM AZIZ

Senior Director
212.468.5984
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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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INTERIOR

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