

# 403

**EAST 91<sup>ST</sup> STREET**  
UPPER EAST SIDE, NYC

Between York & First Avenues

MEDICAL/OFFICE FOR LEASE

#### APPROXIMATE SIZE

Second Floor: 8,000 SF

#### ASKING RENT

~~\$31,500/Month~~ Reduced  
\$29,950/Month

#### POSSESSION

Immediate

#### TERM

Negotiable

#### COMMENTS

- Turn-key medical/office with multiple exam rooms and private offices
- ADA-compliant with an elevator in place
- Dense residential area surrounded by high-income households
- Landlord open to new tenant customizing facade for branding purposes
- Close proximity to schools, parks, and other neighborhood-friendly concepts
- Dry uses preferred

#### NEIGHBORS

Chirpin' Chicken • Pizza City • Elis Bakery • Kao Thai • Pio Pio • Tinos • Bobafish • Eli Zabar • Chez Nick • NYSC • Key Food • Starbucks

#### TRANSPORTATION

4 5 6 Q

#### NOAM AZIZ

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#### MAX FREUDENBERGER

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PROPERTY INFORMATION



**MERIDIAN**  
RETAIL LEASING

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INTERIOR

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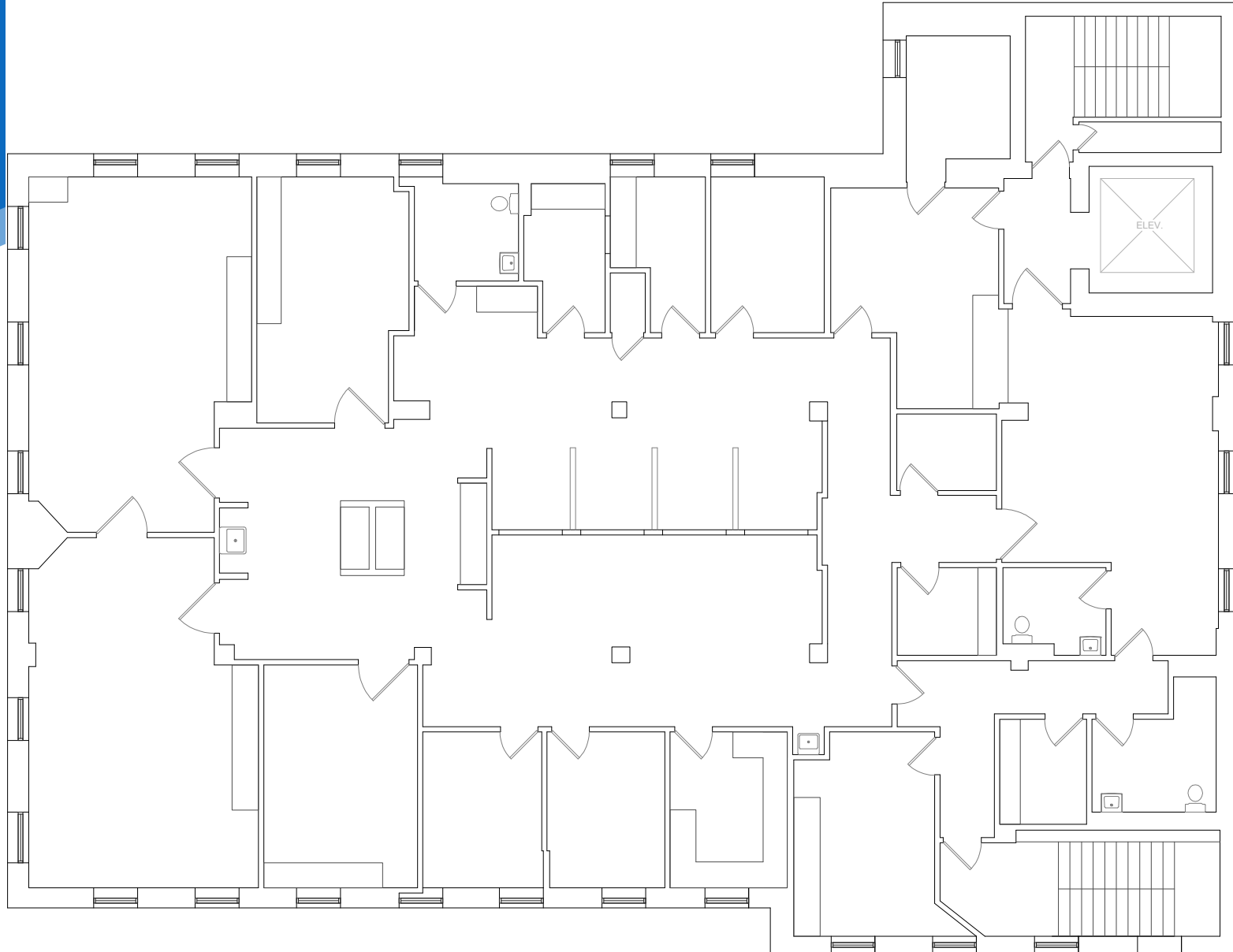
**MERIDIAN**  
RETAIL LEASING

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FLOOR PLAN

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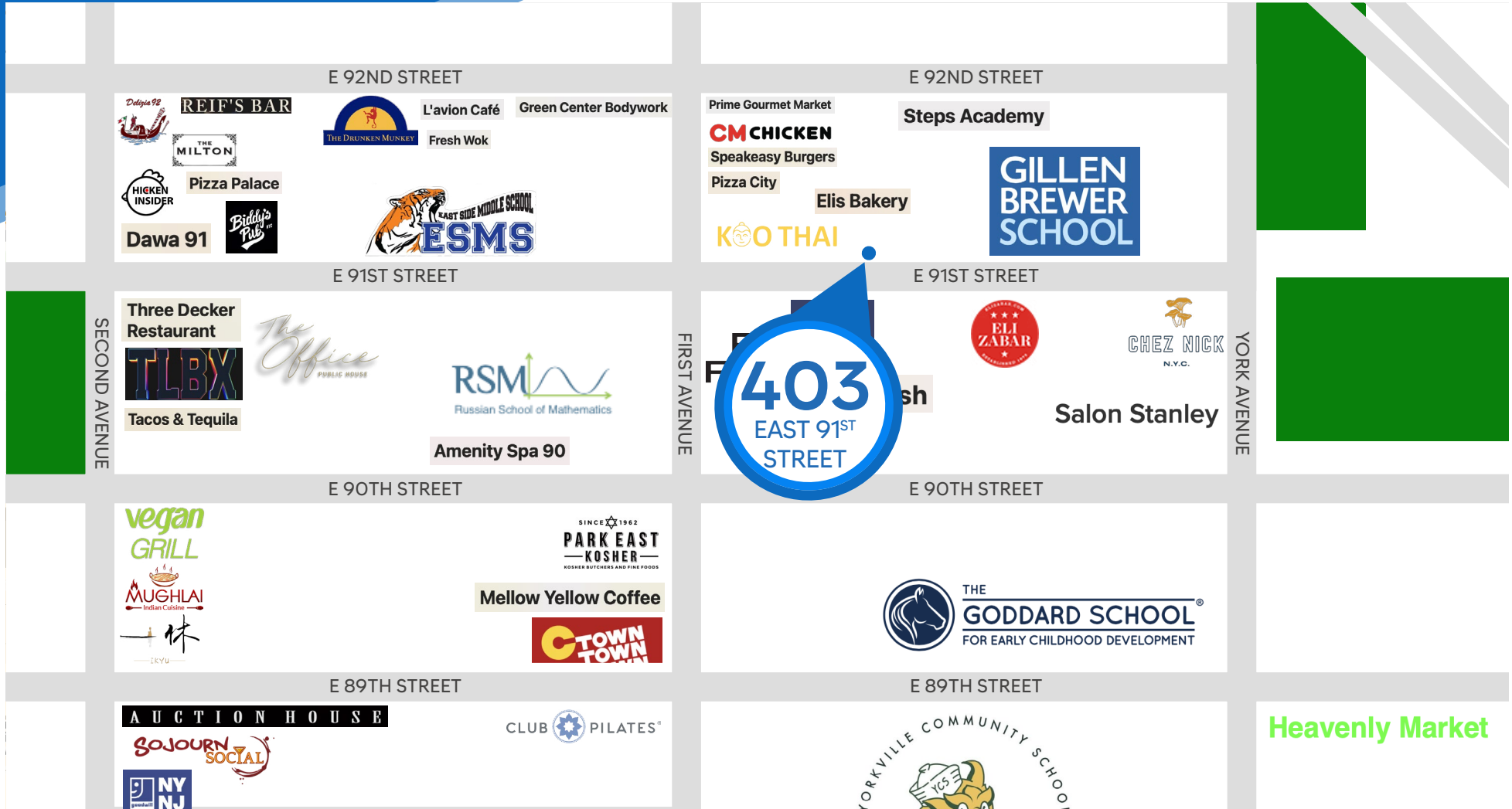
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