

# 44

## EAST 12<sup>TH</sup> STREET UNION SQUARE, NYC

Between Broadway & University Place

OFFICE/MEDICAL FOR LEASE

### APPROXIMATE SIZE

Ground Floor: 650 SF

### CEILING HEIGHT

9 FT

### ASKING RENT

\$6,500/Month

### POSSESSION

Immediate

### TERM

5 Years

### FRONTAGE

9 FT

### COMMENTS

- Turn-key medical space
- 2 exam rooms in place
- ADA-accessible bathroom
- Steps from Union Square
- Close proximity to major subway lines

### NEIGHBORS

Il Cantinori • Maman • Amorino Gelato • Jack's Wife Freda • Reservoir • QQ Nails & Spa • Ootoya • Village Leathers • Naya • Ribalta • Leon's • Crunch Fitness • Irving Farm Coffee

### TRANSPORTATION

4 5 6 N Q R W



PROPERTY INFORMATION

### JAMES FAMULARO

President  
646.658.7373  
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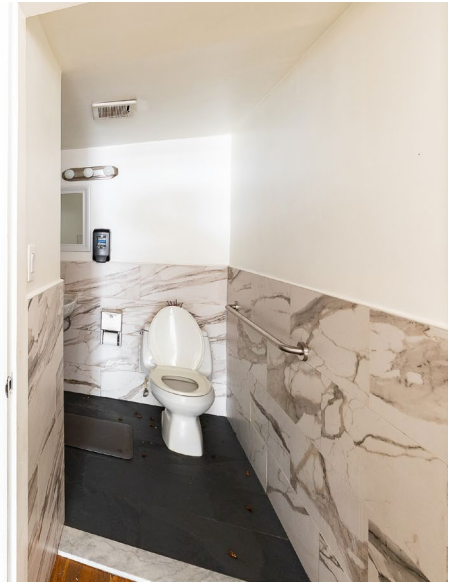
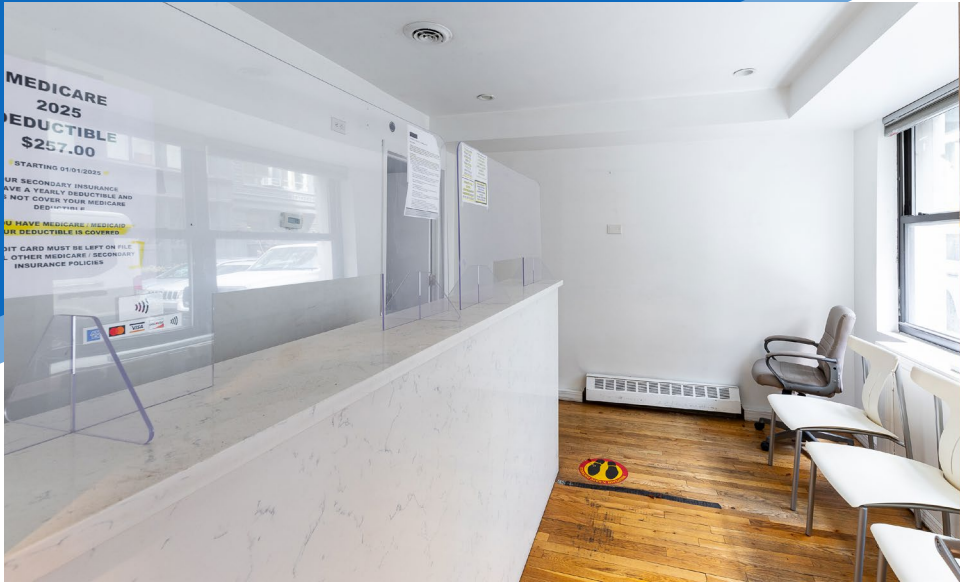
### KYLE FINK

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RETAIL LEASING

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INTERIOR

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