



TRYSTAN POLSINELLI

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345 East 37th Street

New York, NY 10016

www.corinthianofficecondos.com

Available: Unit 207

Square Footage: 3,570 RSF

Availability: Leased Dec-23

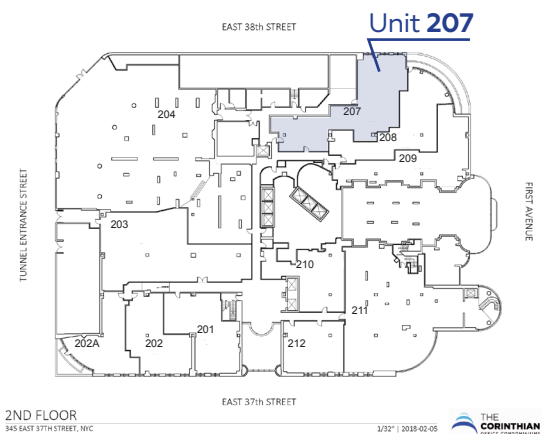
Asking Price: \$2,463,300 (\$690/RSF)

Annual Rent: \$131,509

Annual Common Charges: \$29,371

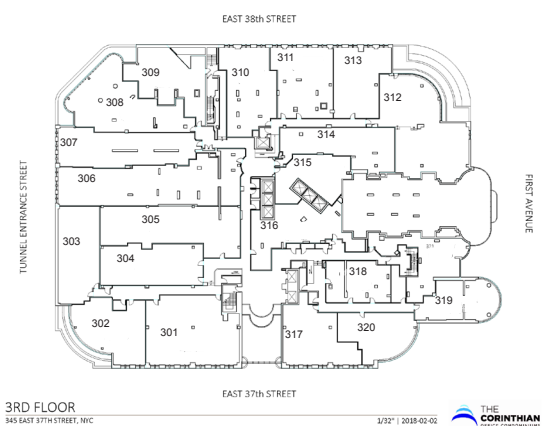
Annual Real Estate Taxes: \$29,037

NOI: \$68,759



THE CORINTHIAN OFFICE CONDOS HIGHLIGHTS

- Low Common charges and real estate taxes
- New lobby with soaring ceilings and luxurious marble finishes attended by a security guard
- Opportunity for business owners to lock in occupancy costs and insulate from rent increases
- Opportunity for investors to capitalize on predictable income from long term medical tenants
- Privately operated garage located beneath the building with direct access to the lobby
- Building amenities including a health club, fitness center, 56' lap pool, yoga studio, sauna, steam room and business center



LOCATION:

- 345 East 37th Street, New York, NY 10016, between First and Second Avenues
- All office space is located on the 1st and 2nd floor of the building
- Adjacent to the world-class NYU Langone Medical Center campus
- Right off of the entrance to the Midtown Tunnel

BUILDING INFORMATION:

- Elevators: two passenger and one freight
- Suites contain the necessary infrastructure for medical offices, including multiple plumbing risers and ample electrical capacity served via individual distribution panels.
- HVAC: heating is provided via steam fed heat pumps, and units are cooled via water source heat pumps
- Freight Entrance / Loading Dock: located on the 38th street side of the building.

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