

# THE PERFECT SPOT TO ELEVATE YOUR BUSINESS



COMMERCIAL CONDOMINIUMS

MEDICAL & OFFICE UNITS RANGING FROM  
1,600 TO 4,700 SQ FT

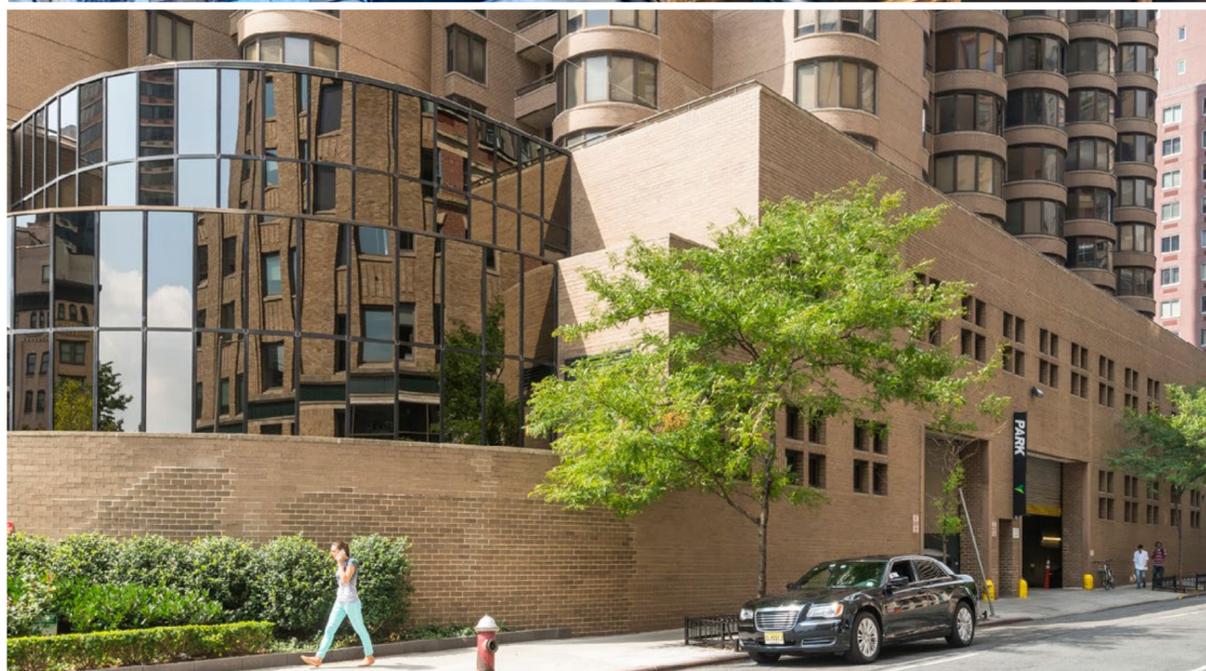
# BUILDING FEATURES

## AMENITIES & HIGHLIGHTS

- New lobby with soaring ceilings and luxurious marble and wood finishes
- 24/7 security guard on-site
- Freight entrance and loading dock located on 38th Street
- Privately-managed garage located adjacent to building entrance
- Access to full-service healthclub with:
  - Fitness center
  - 56' lap pool
  - Yoga studio
  - Sauna & steam room

## OWNERSHIP BENEFITS

- Fully-built spaces available for immediate occupancy
- Opportunity for business owners to lock in occupancy costs
- Occupancy cost of commercial space becomes an asset instead of liability
- Low common charges and real estate taxes
- Low down payments and attractive financing terms



FEATURED SPACE

AVAILABLE  
UNITS



Artist rendering  
TANGRAM

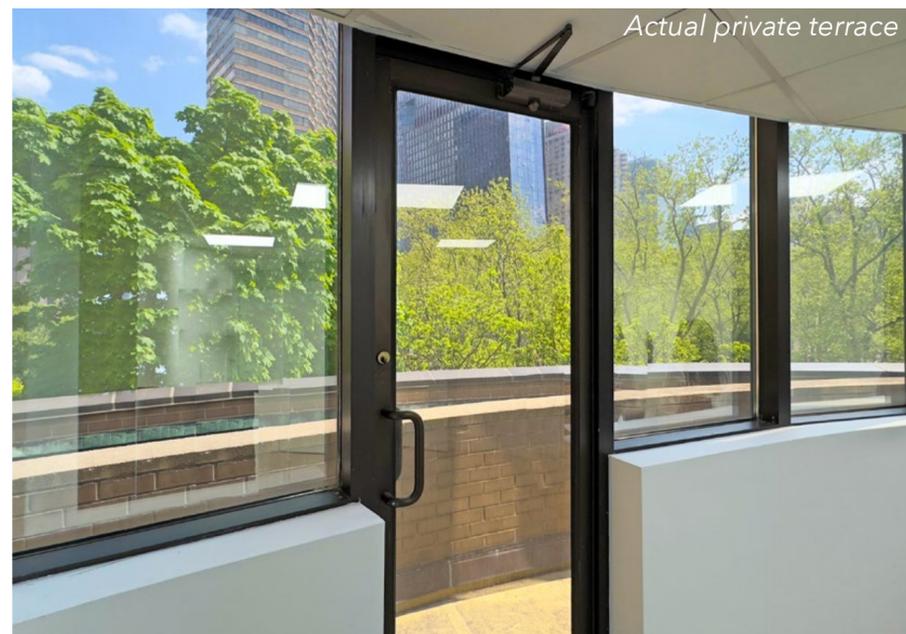
## SUITE 317-320 • 4,416 TOTAL SQ FT



- Oversized windows with southern exposure
- Private outdoor terrace
- Units can be purchased together or separately
- Est. Monthly CC:  
317: \$1,755  
320: \$1,410
- Est. Monthly RE Taxes:  
317: \$1,676  
320: \$1,345



Artist rendering



Actual private terrace

# LOCATION BENEFITS

## IDEAL LOCATION ALONG MEDICAL MILE

Located next to the 1st Avenue medical corridor, known as "Medical Mile", The Corinthian is directly adjacent to over a dozen hospitals, medical schools, research centers and health-related not-for-profit institutions.

These include the following:

- 1 NYU Medical Center (multiple locations)
- 2 NYU Medical Center- Neurosurgery
- 3 NYU Medical Center- Emergency Medicine
- 4 Tisch Hospital
- 5 Skirball Institute of Bio Molecular Medicine
- 6 NYU Medical Science Building
- 7 Vein Center at NYU Langone Medical Center
- 8 Alexandria Center for Life Science
- 9 Bellevue Hospital Center
- 10 Bellevue Hospital Center School of Radiologic Technology
- 11 Hunter-Bellevue School of Nursing
- 12 NYU Rory Meyers College of Nursing
- 13 NYU Dental
- 14 NYU College of Dentistry
- 15 VA NY Harbor Healthcare System

