



GRAMERCY MEDICAL ARTS BUILDING

380 SECOND AVENUE

MOVE-IN READY - FULLY BUILT - MEDICAL SUITES

1,334 & 2,432 RSF

GRAMERCY PARK / MEDICAL CORRIDOR LOCATION

Ideally positioned for medical professionals, offering a strategic location with exceptional access for patients and staff, situated near leading hospitals, medical institutions and dense residential neighborhoods.

Immediately Available

Flexible Lease Terms

Short-form Tenant Friendly License Agreement Available

Full Commission Paid on Lease Signing

Brand New, 22nd Street Lobby Under Construction

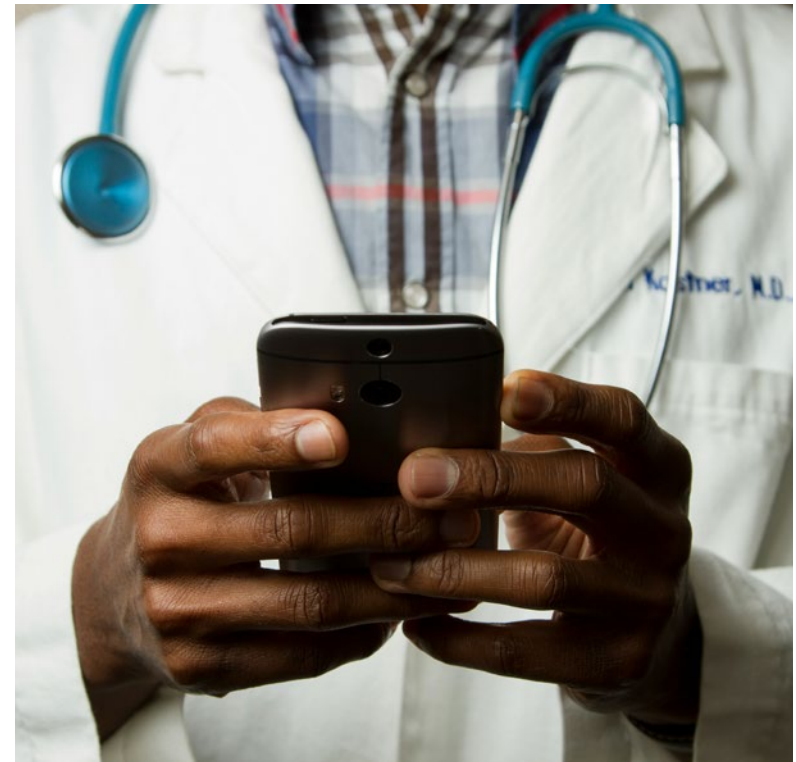
Convenient Medical Corridor Location

Close to Leading Healthcare Institutions Including NYU Langone and Bellevue

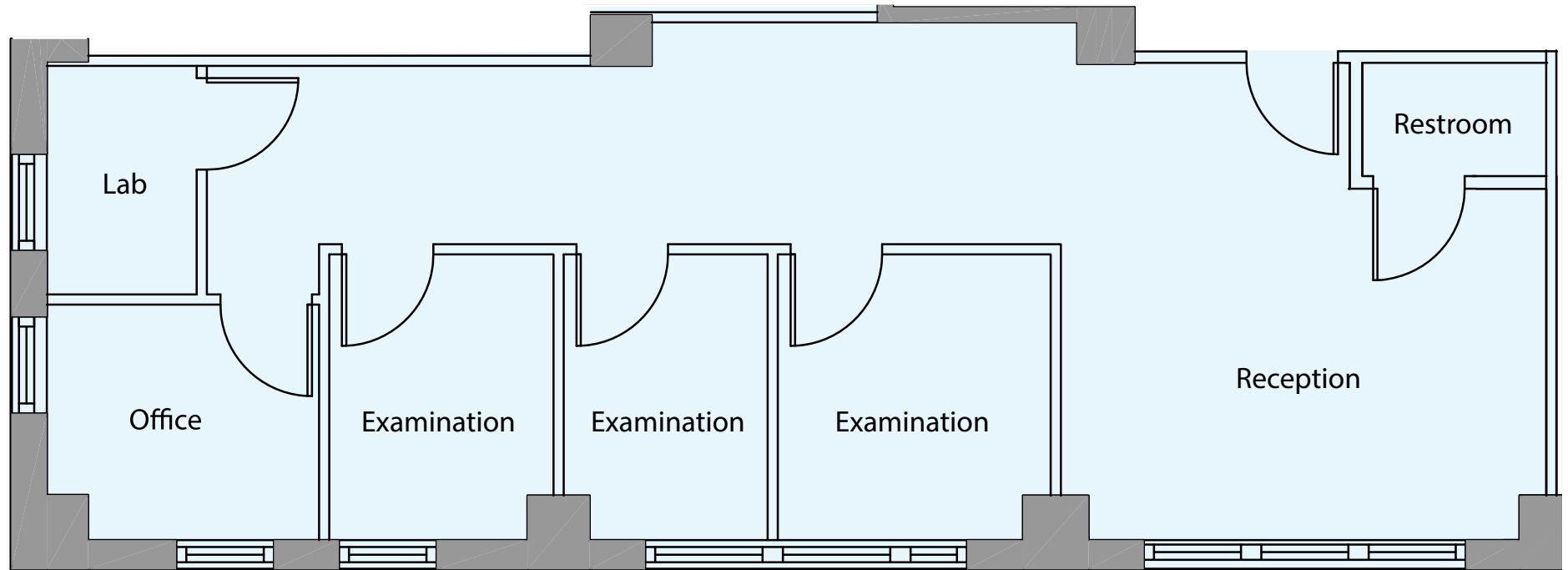


Property Highlights

- Tremendous value, Landlord will consider reasonable requests for cosmetic alterations
- Join prestigious tenant roster including New York University, Gramercy Surgery Center, New York Eye & Ear Infirmary, School of Visual Arts, NYU Langone
- Multiple fiber providers
- 24/7/365 Tenant access via two lobbies
- Oversized operable windows with impressive natural light
- Floors can accommodate significant loads required for medical equipment
- Sit-up gurney sized elevators available for use
- Long-term stable ownership



Suite 1002: 1,334 rsf



Second Avenue



Possession: Immediate

- Medical space featuring hardwood floors, good natural light, and north and west views along 2nd Avenue
- Existing build-out includes (1) consultation room, (3) exam rooms with sinks and built-in cabinetry, lab room, reception/waiting area, and private restroom

Suite 1003: 2,432 rsf

