



436 3rd Avenue @ 30th St

ENTIRE 2ND FLOOR: 3600 SF

MEDICAL / RETAIL SPACE

Wraparound windows on 3rd Ave + 30th Street provide excellent light

Private entrance + lobby on 3rd ave w/ large elevator

- Landlord open to most uses including medical, office, fitness + retail
- Divisible to **2000 sf + 1600 sf**
- Additional **1500 sf lower level** can be made available

2nd floor of The Bentley, a 23-story residential building. **Owner-managed property** w/ management office on-site

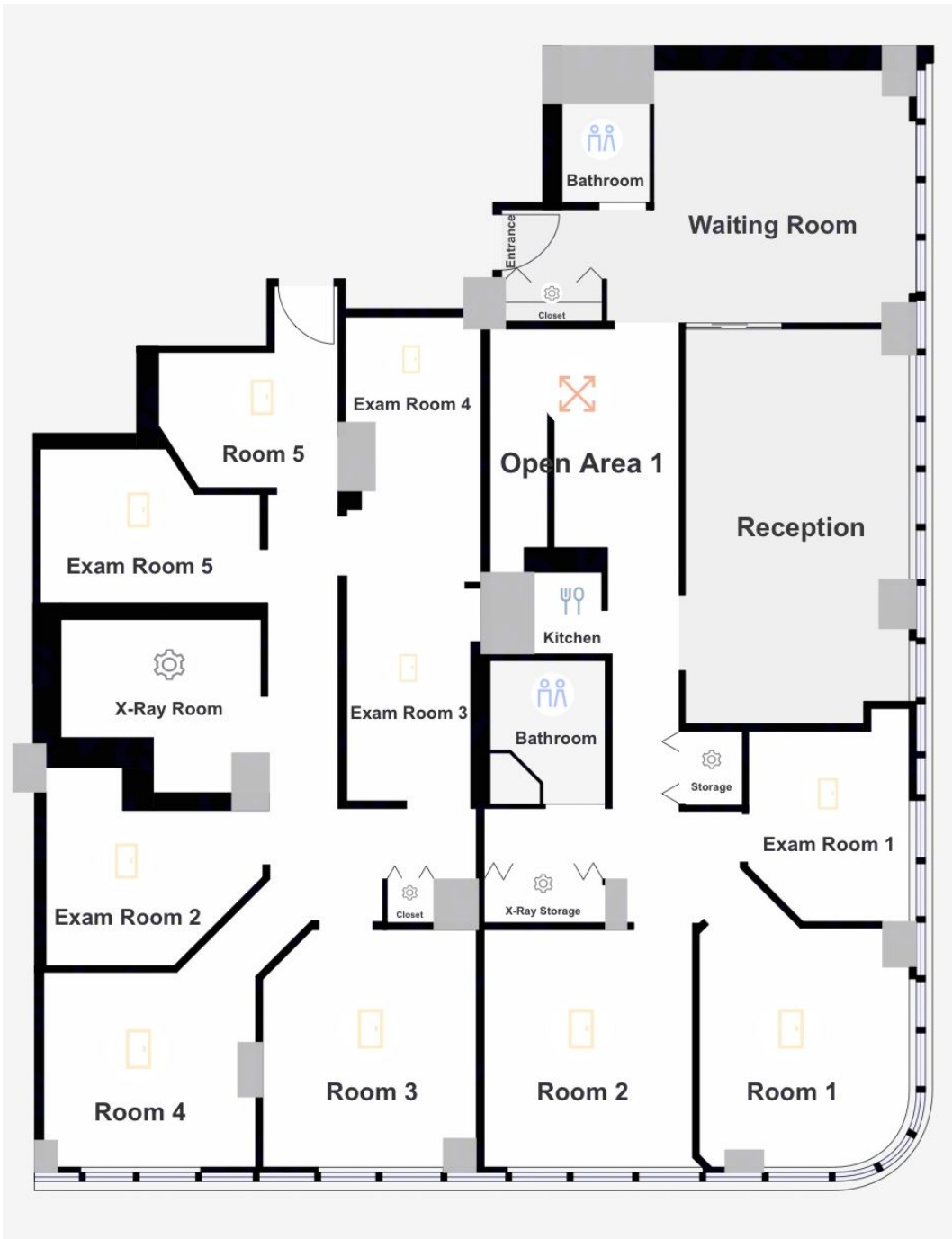
Excellent location for medical. Near **NYU Langone, NYU Medical Clinic**, Bellevue Medical Centers, + Alexandria Center for Life Sciences in a high density residential area

Short walk to the **33rd st 6 train** + M34 Bus. Convenient to Midtown Tunnel @ 37th St, FDR Drive @ 34th St + East 39th St Ferry. **Citibike** is on the corner

^ First time available

^ 24/7 tenant controlled central air ^ Built pulmonology office





Potential divisions:

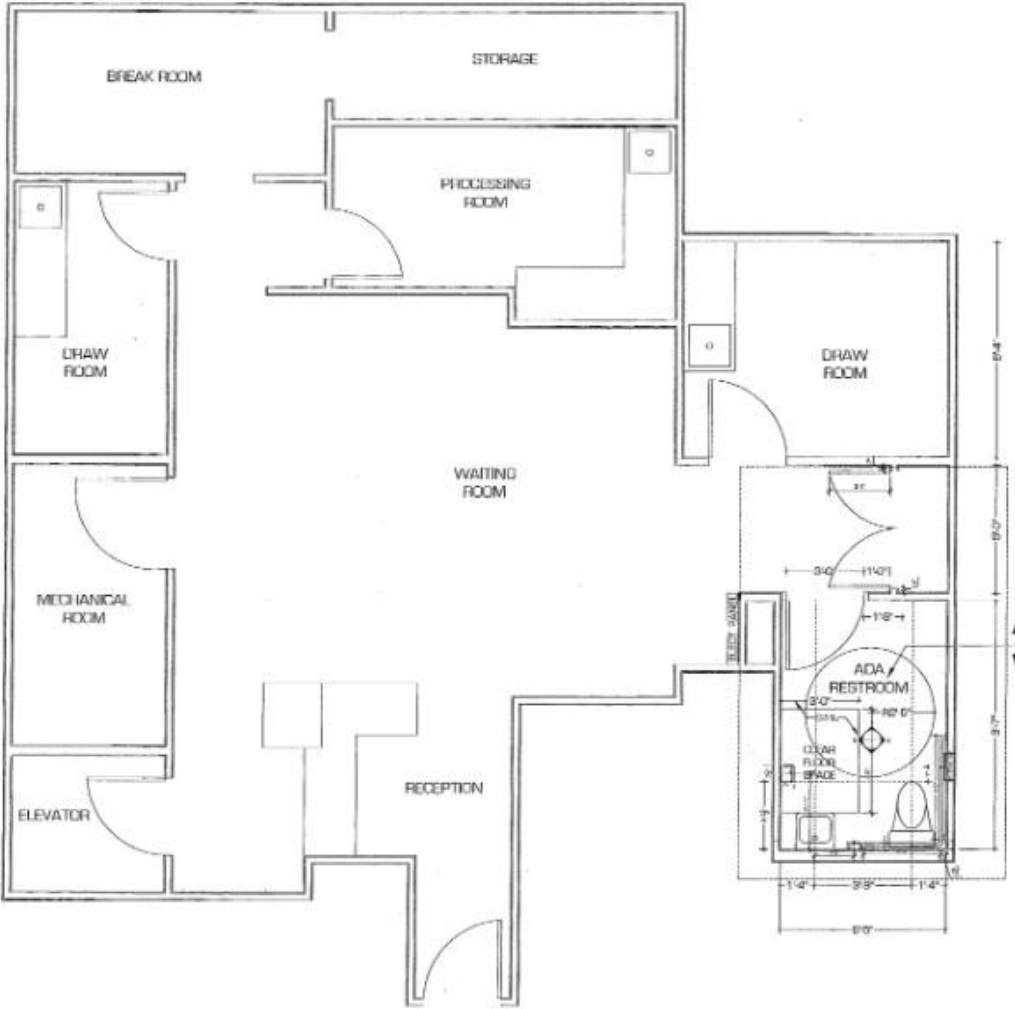
2000 SF



1600 SF



1500 SF LOWER LEVEL CAN BE MADE AVAILABLE



Built Eye Surgery & Plastic Surgery Suite

- Excellent condition: 4 year old installation
- Ground floor signage
- ADA Bathroom
- Elevator access
- 2 Draw rooms w/ water
- Processing room w/ water
- Expansive waiting room & reception
- Break room
- Storage