

A photograph of a multi-story brick building with large windows, identified as the Medical Pavillion at 438 West 51st Street, New York, NY 10019. The building features a mix of brick and light-colored panels. The text 'BEAUTIFUL MEDICAL OFFICE REDEVELOPMENT' is overlaid in white. Below it, the address '438 WEST 51ST STREET NEW YORK, NY 10019' is listed. A thin white horizontal line is positioned below the address. At the bottom left, a sign reads 'MEDICAL PAVILLION'. The building has several floors with large, multi-paned windows. The ground floor has a large glass-paned door or window. The overall image has a slightly desaturated, blue-tinted appearance.

BEAUTIFUL MEDICAL OFFICE REDEVELOPMENT

438 WEST 51ST STREET
NEW YORK, NY 10019

MEDICAL PAVILLION

Property Summary



OFFERING SUMMARY

Available SF:	3,711 - 14,791 SF
Lease Rate:	\$50.00 SF/yr (NNN)
Building Size:	36,000 SF
Renovated:	2019
Market:	Manhattan
Submarket:	Midtown West

PROPERTY OVERVIEW

Built-to-Suit Medical Suites in a brand new 36,000 SF Medical Office Redevelopment on the Upper West Side. The property is located on West 51st Street between 9th and 10th Avenues, seven blocks south of Mount Sinai West. The project is anchored by a two floor Ambulatory Surgical Center. The redevelopment of a document storage facility included all new mechanicals including elevators, new windows and modern common areas.

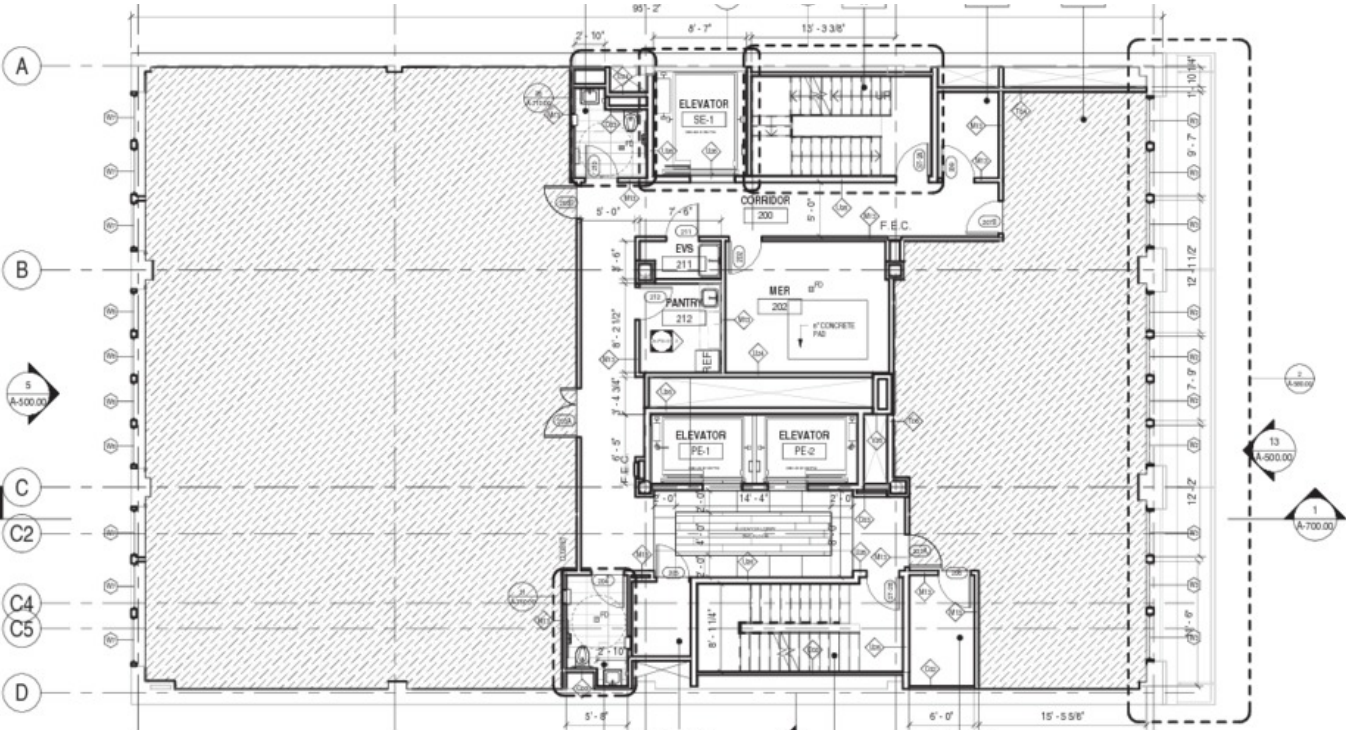
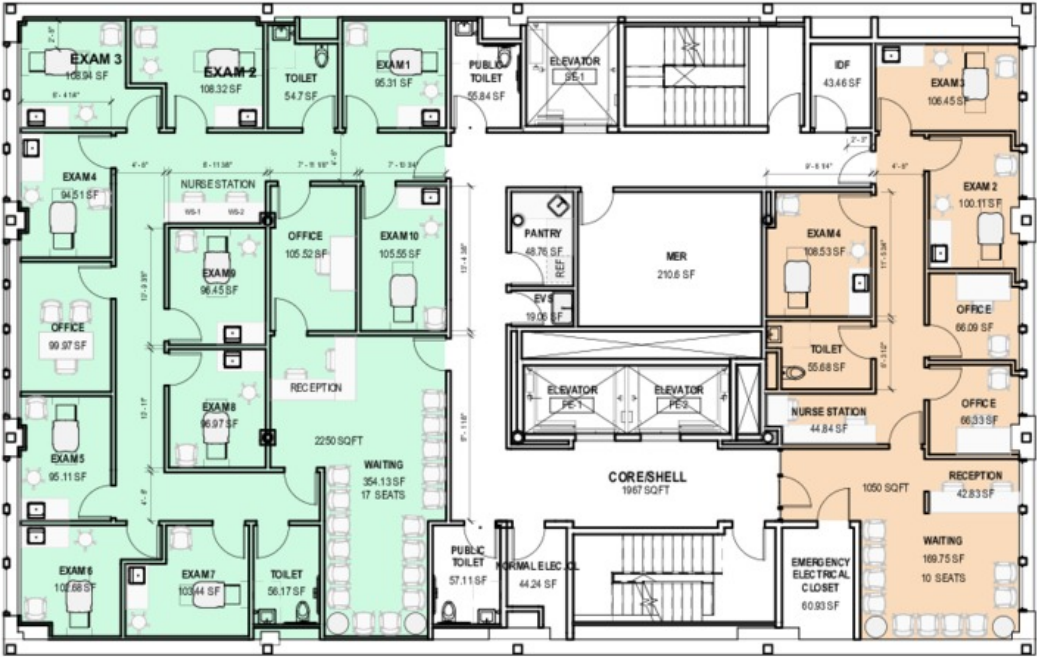
PROPERTY HIGHLIGHTS

- New Medical Office Redevelopment
- Upgrades include: new lobby, facade, mechanical equipment and elevators.
- On-Site Ambulatory Surgery Center
- Build-to-Suit Medical/Offices
- Ground Floor - 5,182 RSF
- Second Floor - 5,898 RSF
- Third Floor - 3,711 RSF
- One and a half blocks from the 50th Street subway station [C & E Lines]

Additional Photos



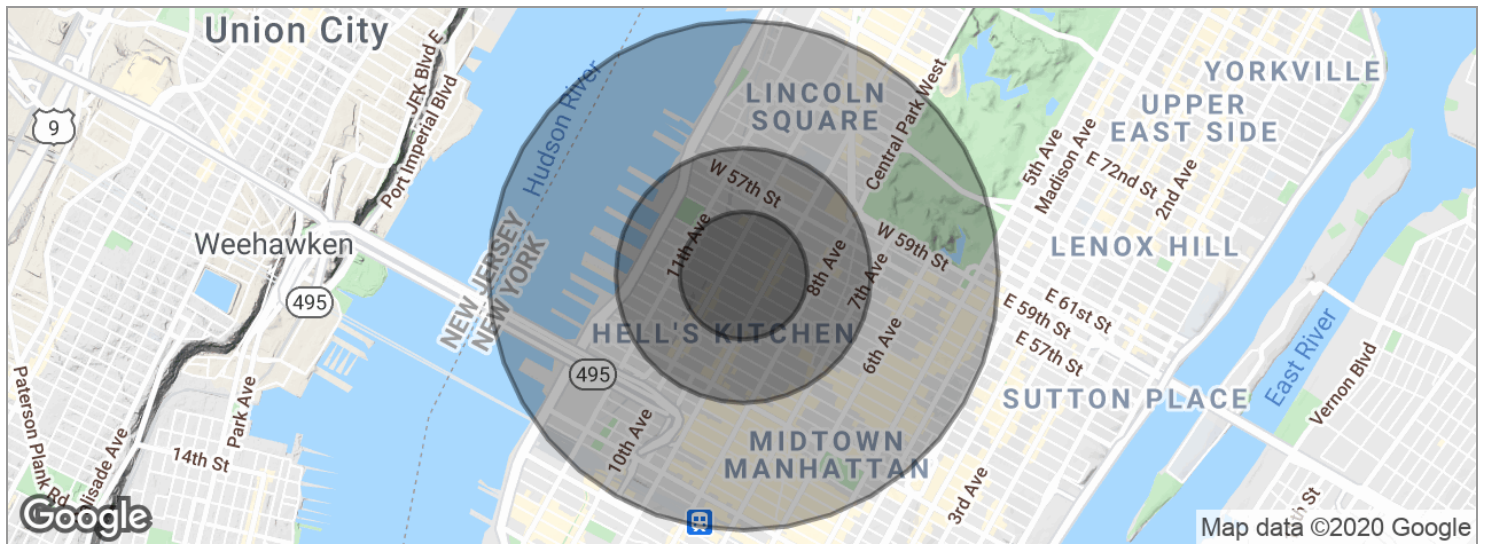
Medical Layout



Location Maps



Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	15,553	53,495	124,467
Median age	34.1	37.1	37.9
Median age [Male]	34.7	37.9	38.3
Median age [Female]	33.3	36.1	37.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	8,393	30,797	69,647
# of persons per HH	1.9	1.7	1.8
Average HH income	\$98,872	\$103,722	\$135,062
Average house value	\$1,286,237	\$750,505	\$822,846

* Demographic data derived from 2010 US Census