

# MEDICAL/PROFESSIONAL SPACE FOR LEASE

PRICE                    2A/B    \$63/SF OR \$7,648  
                             2C        \$69/SF OR \$8,280

APPROX SIZE        2A/B    1,577 RSF  
                             2C        1,330 RSF

TERM                    NEGOTIABLE  
POSSESSION        Q2 2023



**241 EAST 86TH STREET, 2A/B, 2C**  
UPPER WEST SIDE, MANHATTAN, NY 10028

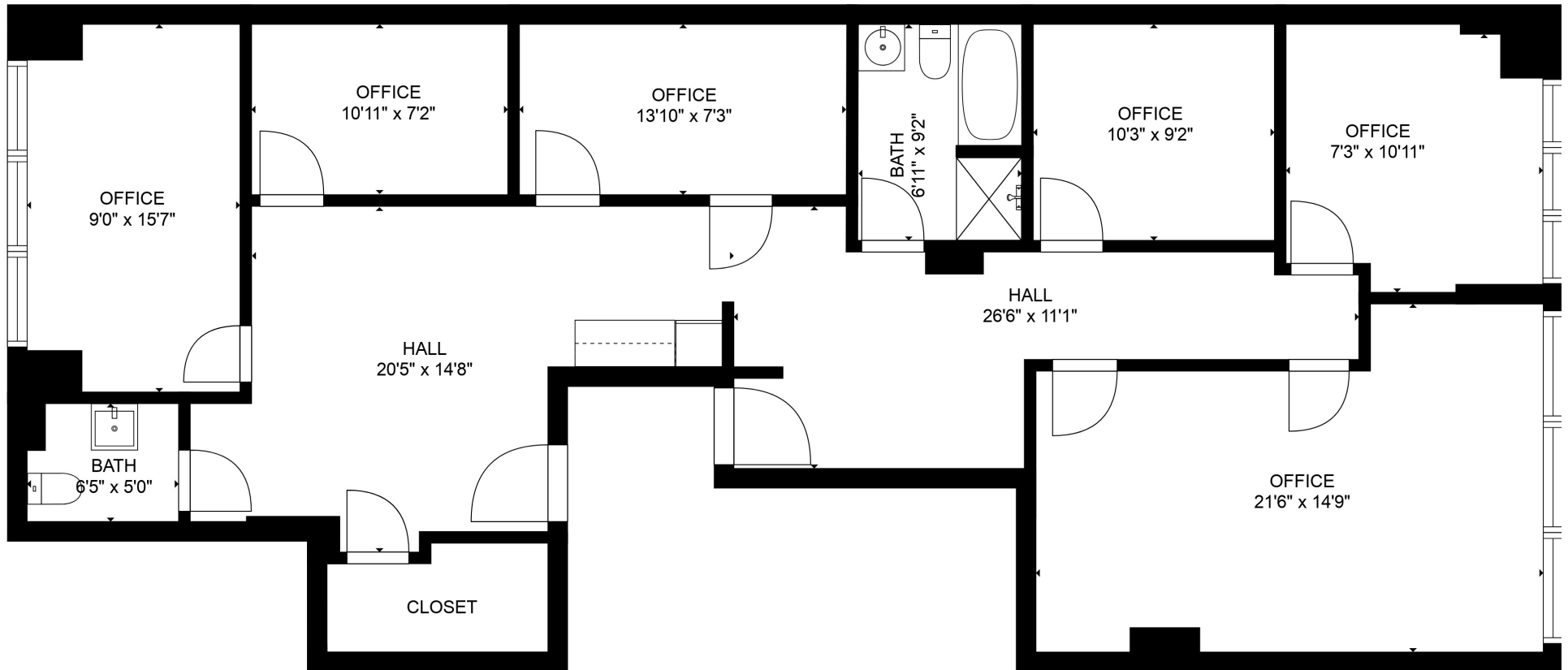


## FEATURES

- PRIME 86TH STREET EXPOSURE
- LOCATED BETWEEN SECOND AND THIRD AVENUES
- TWO CONTIGUOUS SPACES
- ADAPTABLE TO MANY MEDICAL SPECIALTIES OR PROFESSIONAL SERVICES







### SUITE 2A/B

APPROX 1,577 SF

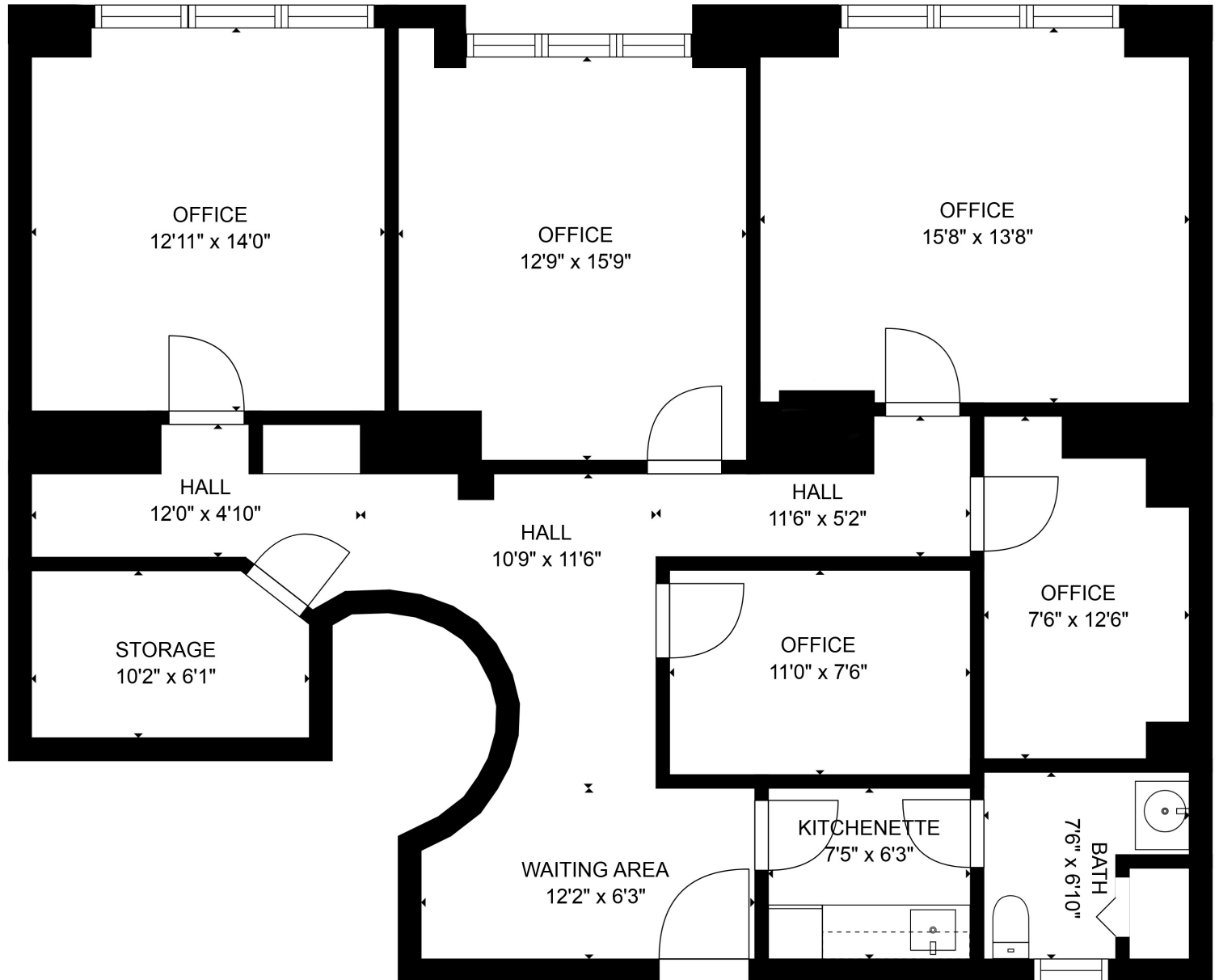
FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY

- SIX OFFICE/CONSULTS  
(THE LARGEST DIVISIBLE  
TO TWO OFFICES PENDING  
OWNER'S APPROVAL)
- TWO RESTROOMS
- ACCESSIBLE VIA TWO HALL ENTRY POINTS
- CAN BE COMBINED WITH SUITE 2A TOTALLY APPROXIMATELY 2,907 SQ FT  
(PENDING OWNER'S APPROVAL)
- CEILINGS UP TO 12' 6"

## SUITE 2C

APPROX 1,330 SF

- FIVE OFFICE/CONSULTS
- WAITING AREA
- FILE/STORAGE ROOM
- RESTROOM
- KITCHENETTE
- CAN BE COMBINED WITH SUITE 2B/C TOTALLY APPROXIMATELY 2,907 SQ FT (PENDING OWNER'S APPROVAL)
- CEILINGS UP TO 11' 6"



FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY



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