



# 220 East 86th Street

## Prime Medical Space on Uper East Side

### Available Space

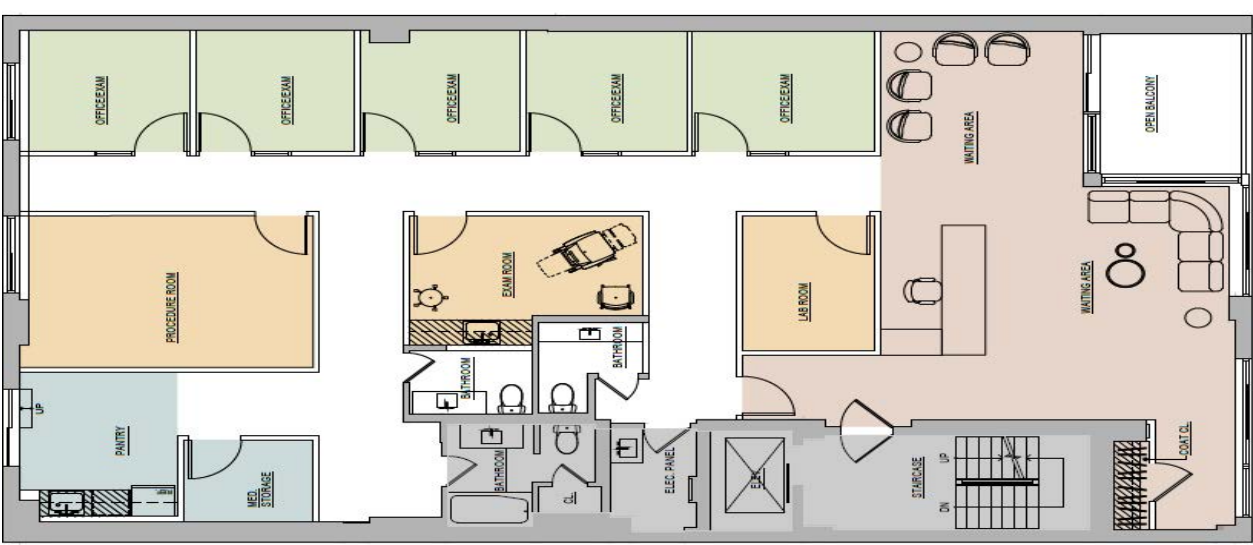
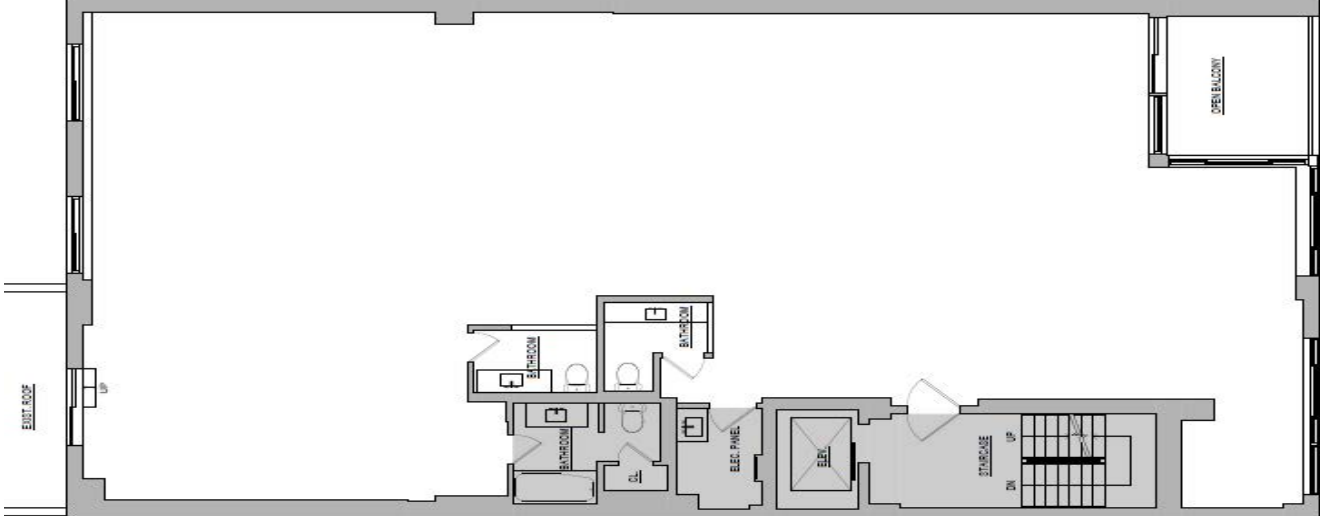
FL00R	SQ. FT.
Entire 3 <sup>rd</sup>	3,582
Entire 4 <sup>th</sup>	3,750



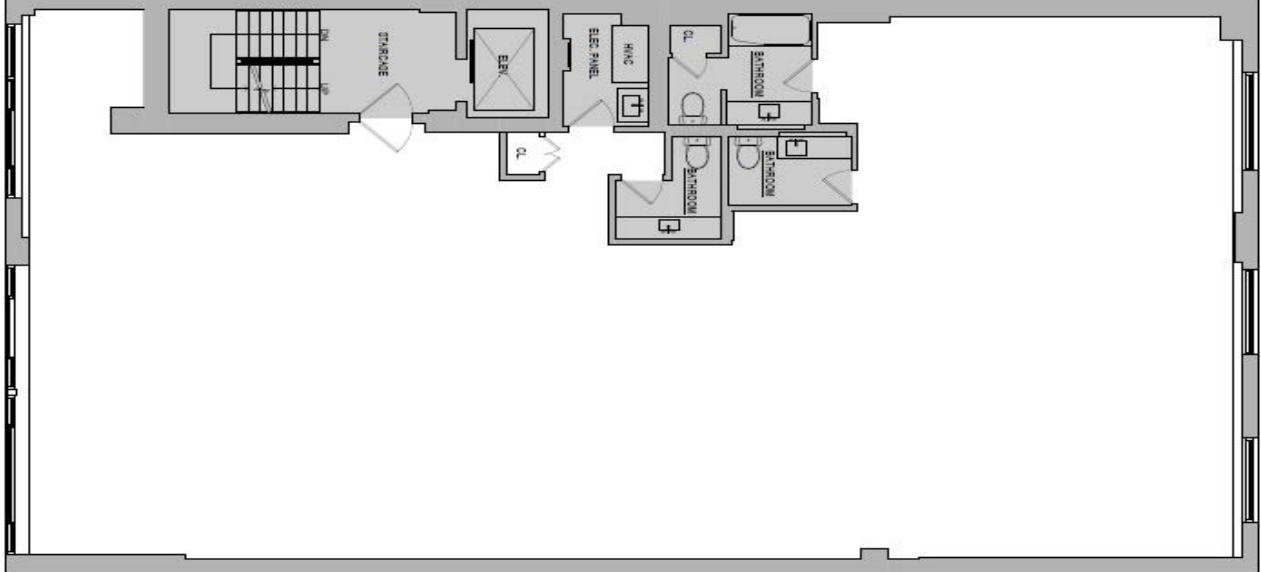
### Features

- Located in close proximity to all major hospitals and medical practices
- turnkey, column free space with outdoor area
- landlord will build 3rd floor to suit.
- tenant controlled HVAC
- operable windows and private bathrooms
- Full pantry, new lobby, building entry, signage
- Skylight on 4
- two private outdoor terraces on 3rd floor
- Passanger Elevator
- Nearby tenants include Yorkville Medical Arts Building, ULTA, Equinox, CVS, and Chase
- Prime location for Medical office or Boutique Fitness
- New Orangetheory fitness ground floor tenant

### 3rd Floor - 3,582 RSF



### 4th Floor - 3,750 RSF



### Healthcare facilities In Area

