

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. A sign on the left side of the building reads "MEDICAL PAVILLION".

BEAUTIFUL MEDICAL OFFICE REDEVELOPMENT

438 WEST 51ST STREET
NEW YORK, NY 10019

Property Summary



OFFERING SUMMARY

| | |
|----------------|--------------------------|
| Available SF: | 1,747 - 11,080 SF |
| Lease Rate: | \$55.00 SF/yr + Electric |
| 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.

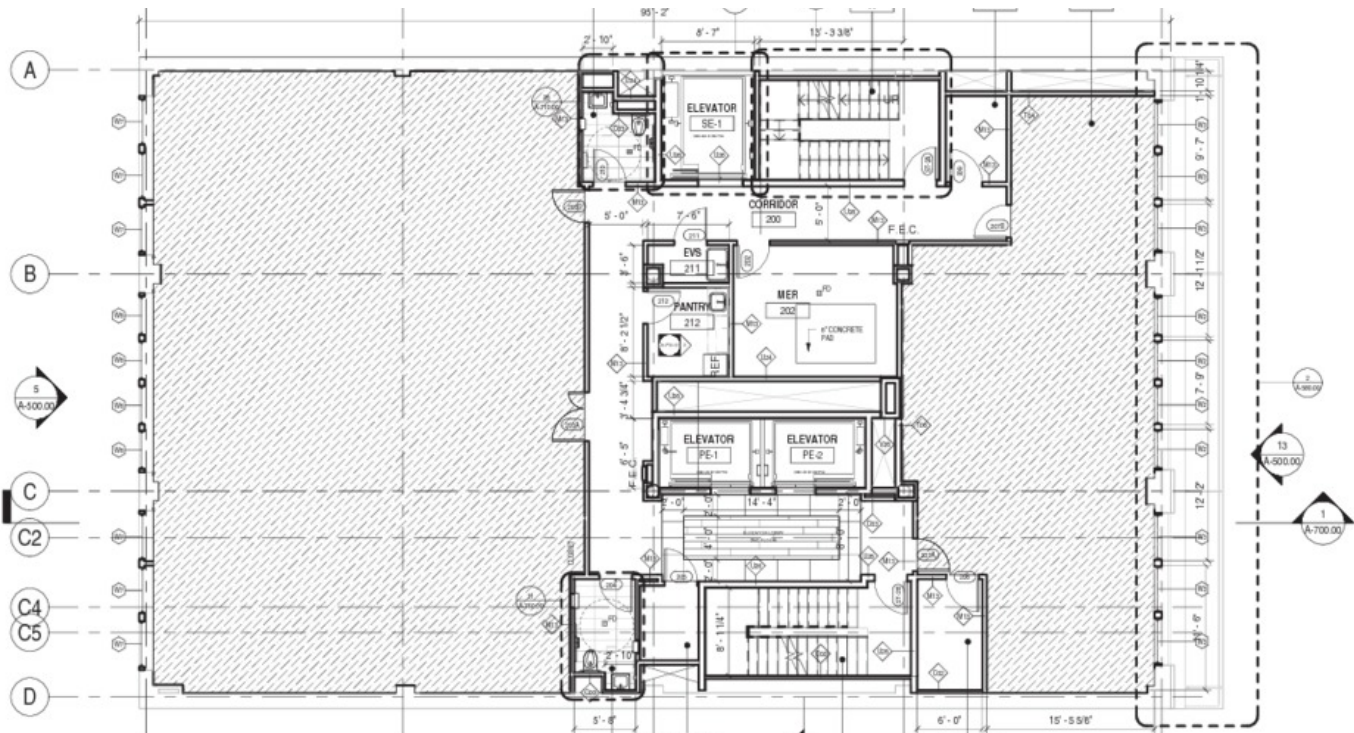
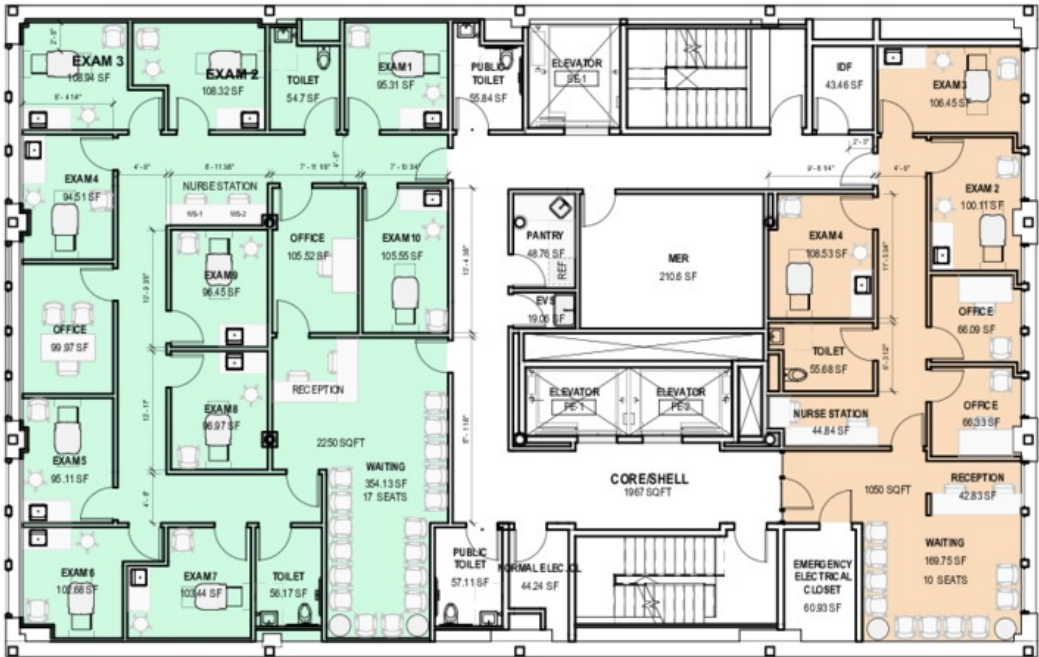
PROPERTY HIGHLIGHTS

- 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 - 1,747 RSF
- One and a half blocks from the 50th Street subway station (C & E Lines)

Additional Photos



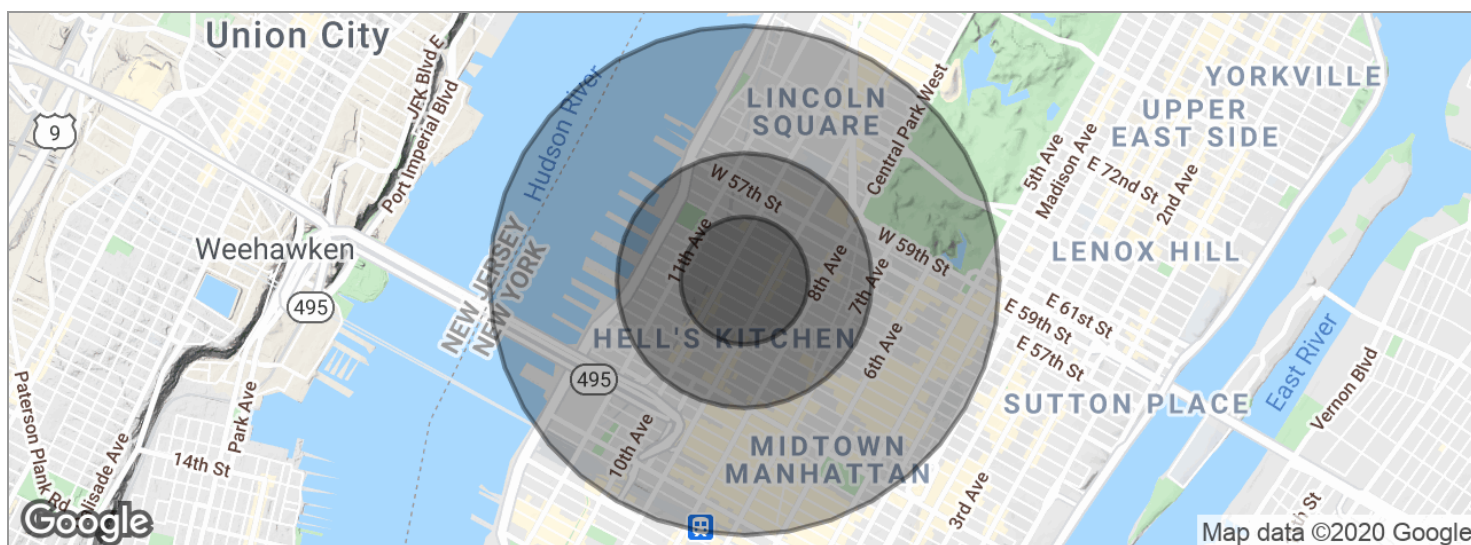
Medical Layout



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