

461 Park Avenue South

MIDTOWN SOUTH- 4TH FLOOR

FULL FLOOR AVAILABLE FOR LEASE



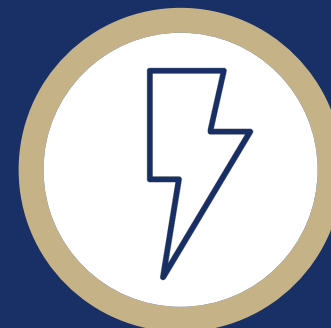
**BRAND
NEW TO
THE
MARKET**



RENT:
Upon request



POSSESSION:
Arranged



ELECTRIC:
Direct



TERM:
Flexible

IDEAL FOR:

- MEDICAL
- LAW AND SALES OFFICES
- ACCOUNTING
- FINANCIAL SERVICES
- MARKETING AND ADVERTISING
- TECH AND DESIGN

- BOUTIQUE OFFICE/MEDICAL BUILDING STRADDLING MIDTOWN & MIDTOWN SOUTH
- CONVENIENTLY LOCATED BY THE LEXINGTON IRT #6 SUBWAY LINE AT 32ND STREET
- WALKING DISTANCE TO BOTH GRAND CENTRAL AND PENN STATION
- RENOVATED LOBBY AND ELEVATORS
- CONTROLLED VISITOR ACCESS + EGRESS
- FULL FLOOR PRESENCE IN A CENTRALLY LOCATED BOUTIQUE MEDICAL/OFFICE BUILDING.

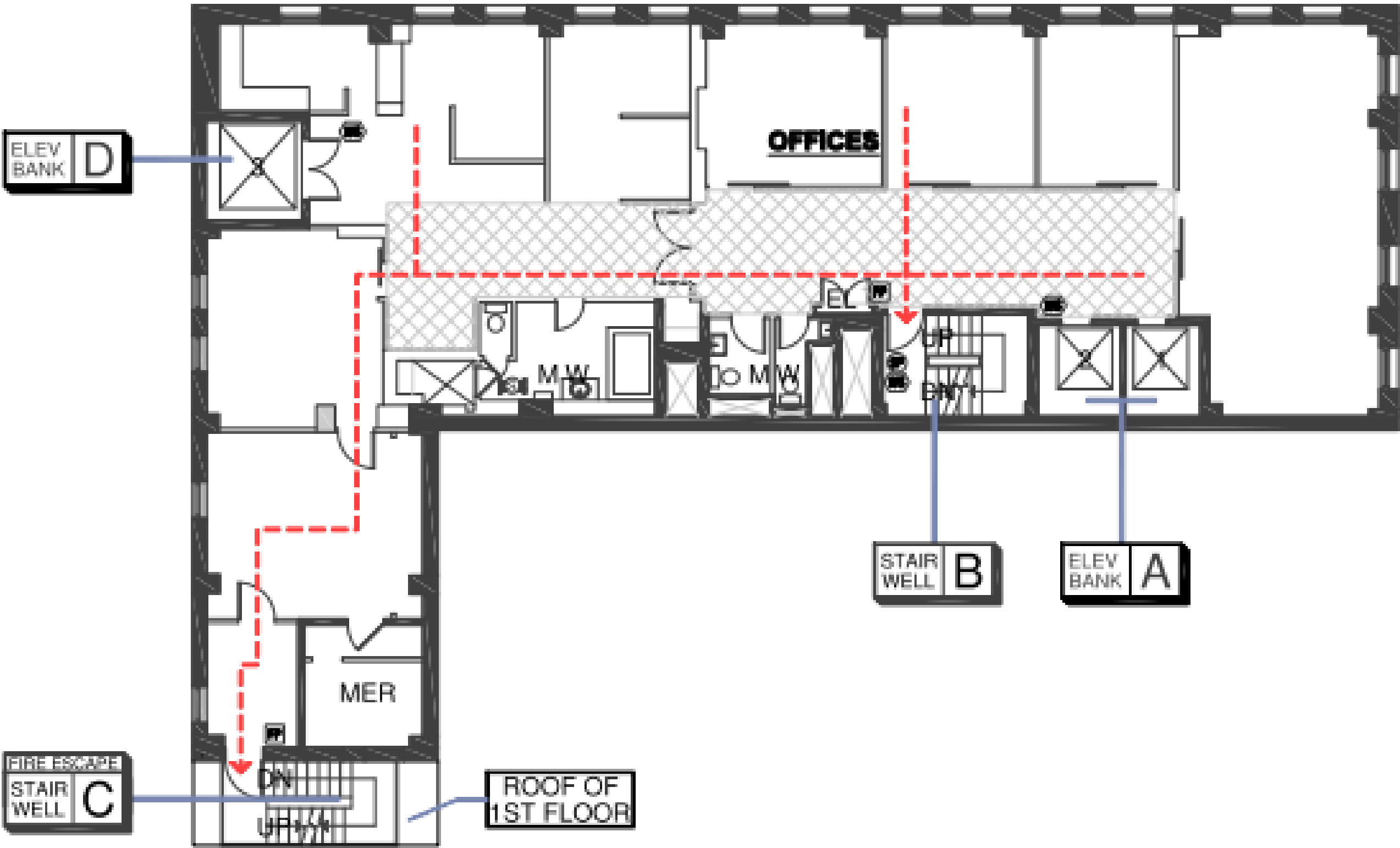
HIGHLIGHTS:

- FULL FLOOR IDENTITY WITH DIRECT ACCESS OFF ELEVATOR
- LANDLORD WILL DELIVER EACH FLOOR DEMOLISHED & BROOM CLEAN
- BRAND NEW TENANT-CONTROLLED HVAC WITH ECONOMIZER CYCLE
- NEW THERMAL PANE OPERABLE WINDOWS
- RENOVATED ADA COMPLIANT PRIVATE RESTROOMS
- 11' EXPOSED CEILINGS

EXISTING TENANTS:

- City Care Family Practice
- New York Urologic
- Jeffrey Nirenstein Dental PC
- Premier Physical Therapy and Wellness
- Park Avenue Comprehensive Medical PLLC
- Hair Transplant Center NYC
- The Morrison Center

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AS BUILT LAYOUT 4th Floor

4,775RSF

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PROPOSED BUILDOUT 4th Floor

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