

342

EAST 49TH STREET
TURTLE BAY, NYC

Between First & Second Avenues

MEDICAL FOR LEASE



APPROXIMATE SIZE

Ground Floor: 2,600 SF

ASKING RENT

\$12,000/Month

POSSESSION

September 1st, 2024

TERM

Negotiable

FRONTAGE

15 FT

COMMENTS

- Built-out medical space
- 6 examination rooms
- 2 reception areas, 1 waiting area, 2 offices, and 1 private bathroom
- ADA compliant throughout
- Motivated landlord with flexible terms

NEIGHBORS

7th Street Burger • Remi Flower & Coffee • QQ Nails & Spa • tán • Barnea Bistro • Smith & Wollensky • Blank Slate • Ess-a-Bagel • UN Plaza • Copinette

TRANSPORTATION

4 5 6 7

PROPERTY INFORMATION

JAMES FAMULARO
President

GARRETT KELLY
Director
212.468.5939
gkelly@meridiancapital.com

KYLE FINK
Associate
212.468.5980
kfink@meridiancapital.com

 **MERIDIAN**
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

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INTERIOR

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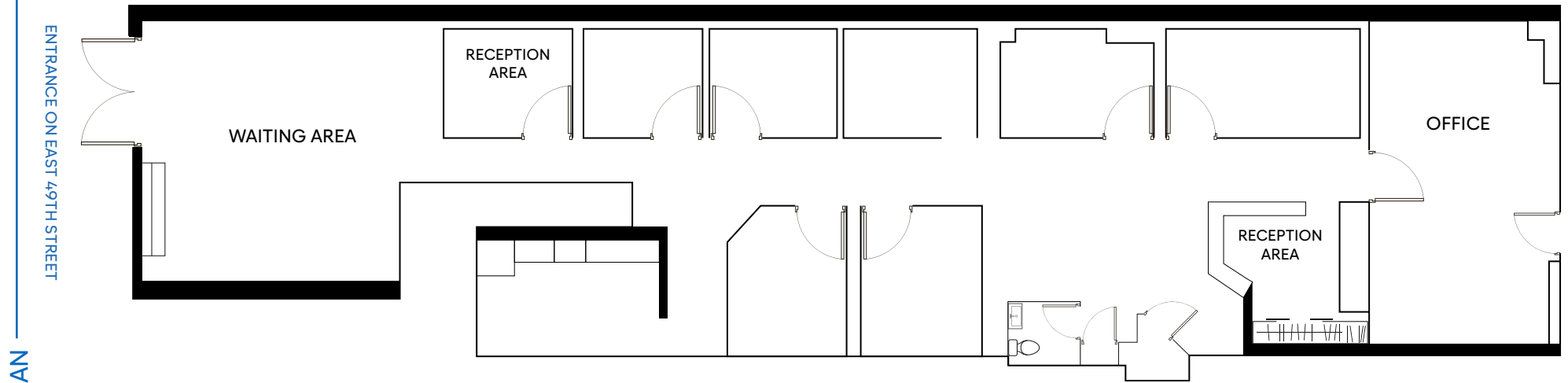


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FLOOR PLAN

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