

20 EAST 46TH STREET

Between Fifth And Madison Avenues



Partial 3rd Floor

- Room 302: 2,947 SF
- Space is demolished
- Landlord can provide cash allowance, or build to suit

Partial 4th Floor

- Room 402: 1,749 SF
- Space is demolished
- Landlord can provide cash allowance, or build to suit

Partial 7th Floor

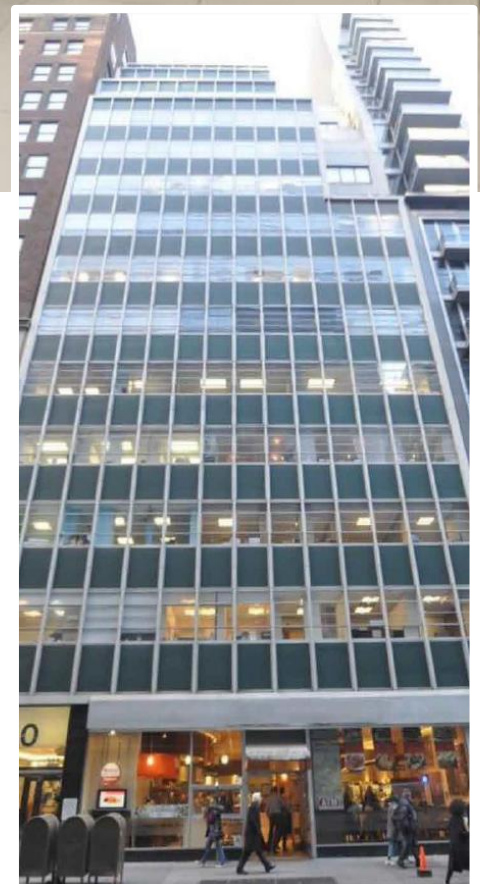
- 6,856 SF
- Fully built, furnished and equipped medical office space

Partial 11th Floor

- Room 1102: 2,354 SF
- Fully built medical office space

Building Features

- 24/7 Access with attended lobby
- Central Air Conditioning
- New lobby, new elevators, new air conditioning system
- Upgraded bathrooms and hallways
- Diverse Tenant roster including many medical specialties



**Ideal for Medical
/ Dental Offices**

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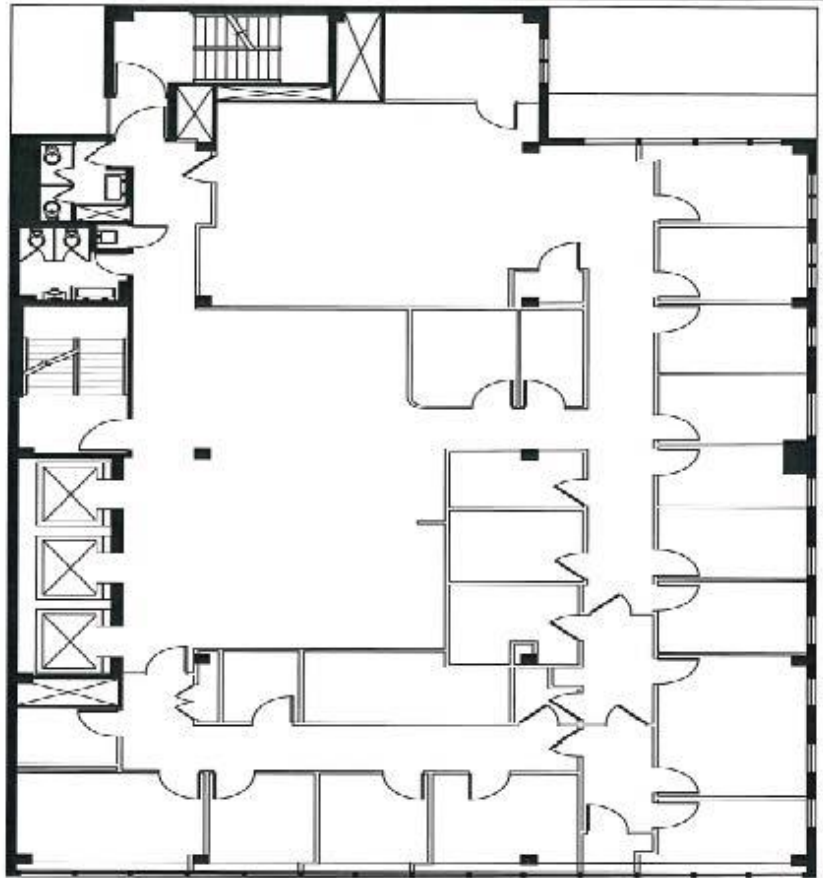


SUITE 302 – 2,947 RSF

- Possible expansion to 3,915 SF
- Space is demolished
- Landlord can provide cash allowance, or build to suit

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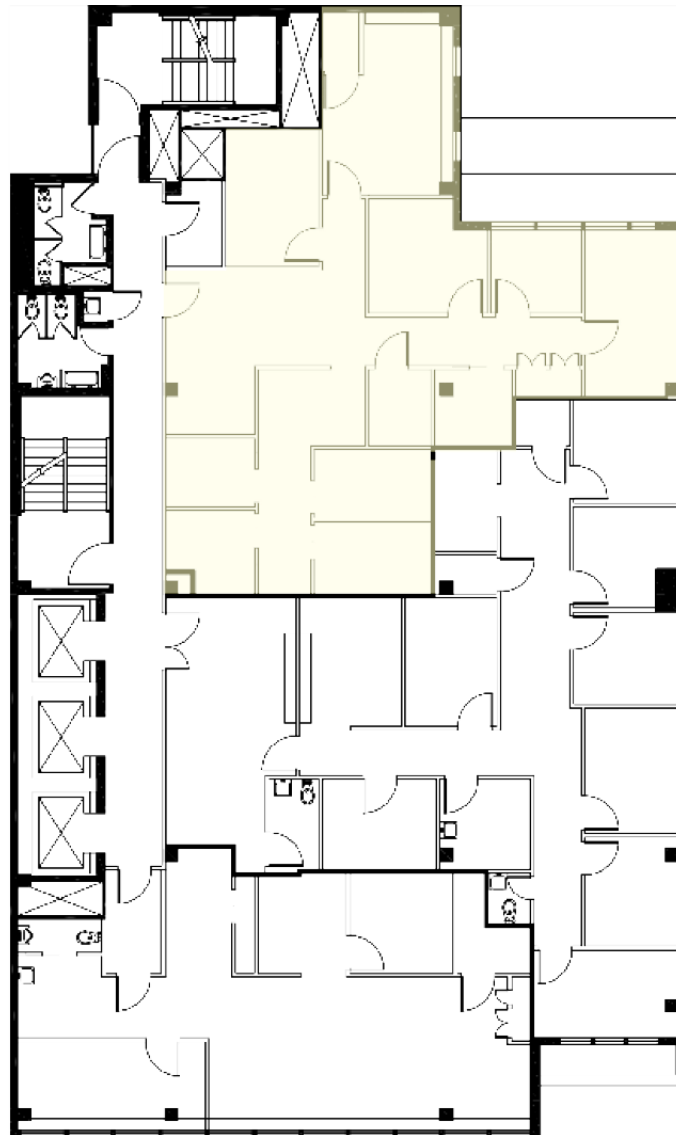


ENTIRE 7TH – FLOOR 6,856 RSF

- Fully built medical offices in absolute move in condition
- 12 exam rooms with full millwork, 7 with sinks
- 3 Executive offices
- Procedure room
- Lab & utility room
- Staff lounge
- 4 new bathrooms
- Large waiting and office area
- Large Physical Therapy area
- Tenant Controlled HVAC

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SUITE 1102 – 2,354 RSF

- Existing conditions

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