

403

EAST 91ST STREET UPPER EAST SIDE, NYC

Between York & First Avenues

MEDICAL/OFFICE FOR LEASE

APPROXIMATE SIZE

Second Floor: 8,000 SF

ASKING RENT

~~\$31,500/Month~~ Reduced
\$29,950/Month

POSSESSION

Immediate

TERM

Negotiable

COMMENTS

- Turn-key medical/office with multiple exam rooms and private offices
- ADA-compliant with an elevator in place
- Dense residential area surrounded by high-income households
- Landlord open to new tenant customizing facade for branding purposes
- Close proximity to schools, parks, and other neighborhood-friendly concepts
- Dry uses preferred

NEIGHBORS

Chirpin' Chicken • Pizza City • Elis Bakery • Kao Thai • Pio Pio • Tinos • Bobafish • Eli Zabar • Chez Nick • NYSC • Key Food • Starbucks

TRANSPORTATION



NOAM AZIZ

Senior Director
212.468.5984
naziz@meridiancapital.com

MAX FREUDENBERGER

Senior Associate
212.468.5951
mfreudenberg@meridiancapital.com

AHUVA COHEN

Associate
212.468.5987
ahuva.cohen@meridiancapital.com



PROPERTY INFORMATION



MERIDIAN
RETAIL LEASING

403 EAST 91ST STREET

UPPER EAST SIDE, NYC | Between York and First Avenues

MEDICAL/OFFICE FOR LEASE



INTERIOR

NOAM AZIZ
Senior Director
212.468.5984
naziz@meridiancapital.com

MAX FREUDENBERGER
Senior Associate
212.468.5951
mfreudenberger@meridiancapital.com

AHUVA COHEN
Associate
212.468.5987
ahuva.cohen@meridiancapital.com



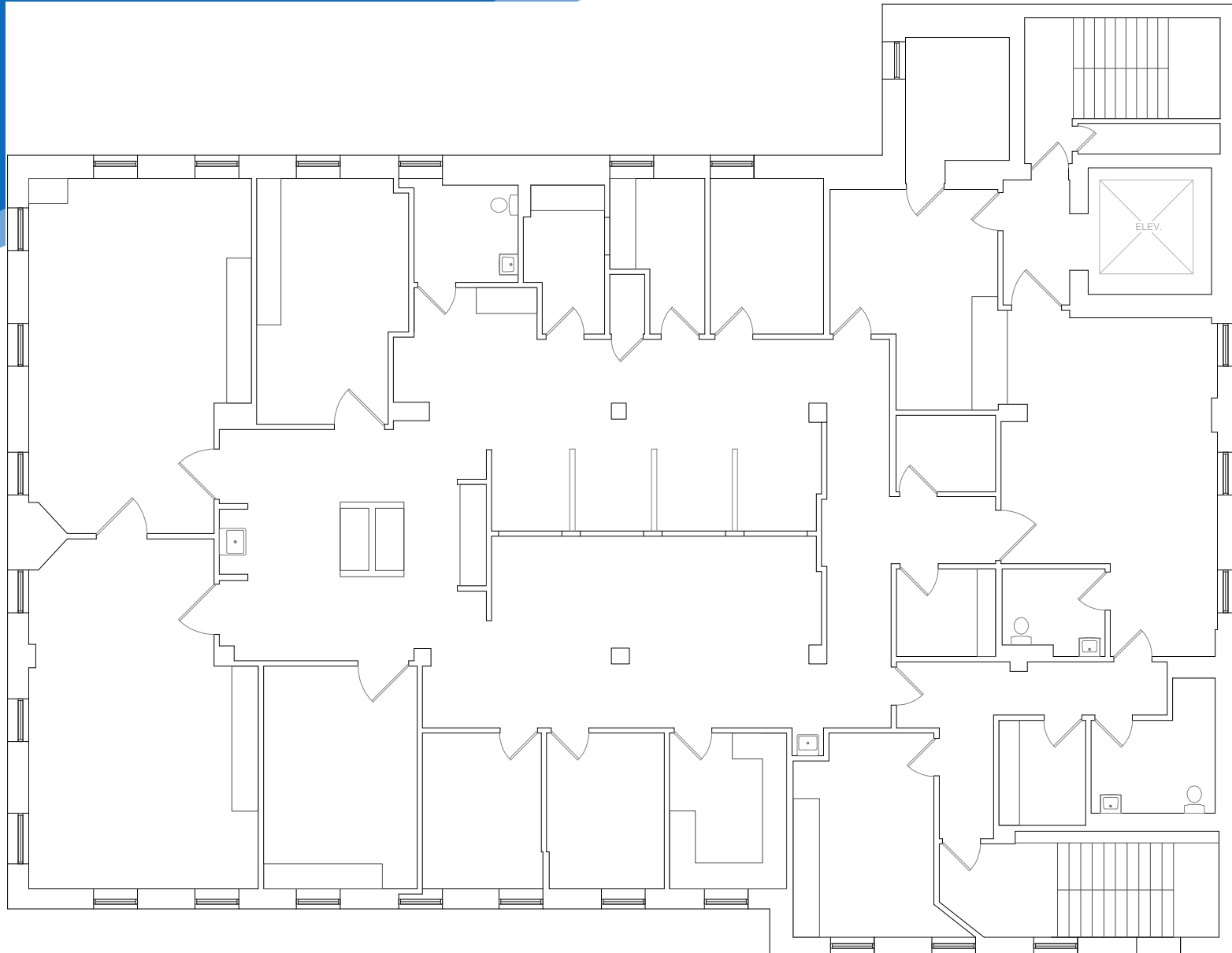
MERIDIAN
RETAIL LEASING

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.

403 EAST 91ST STREET

UPPER EAST SIDE, NYC | Between York and First Avenues

MEDICAL/OFFICE FOR LEASE



FLOOR PLAN

NOAM AZIZ

Senior Director
212.468.5984
naziz@meridiancapital.com

MAX FREUDENBERGER

Senior Associate
212.468.5951
mfreudenberg@meridiancapital.com

AHUVA COHEN

Associate
212.468.5987
ahuva.cohen@meridiancapital.com



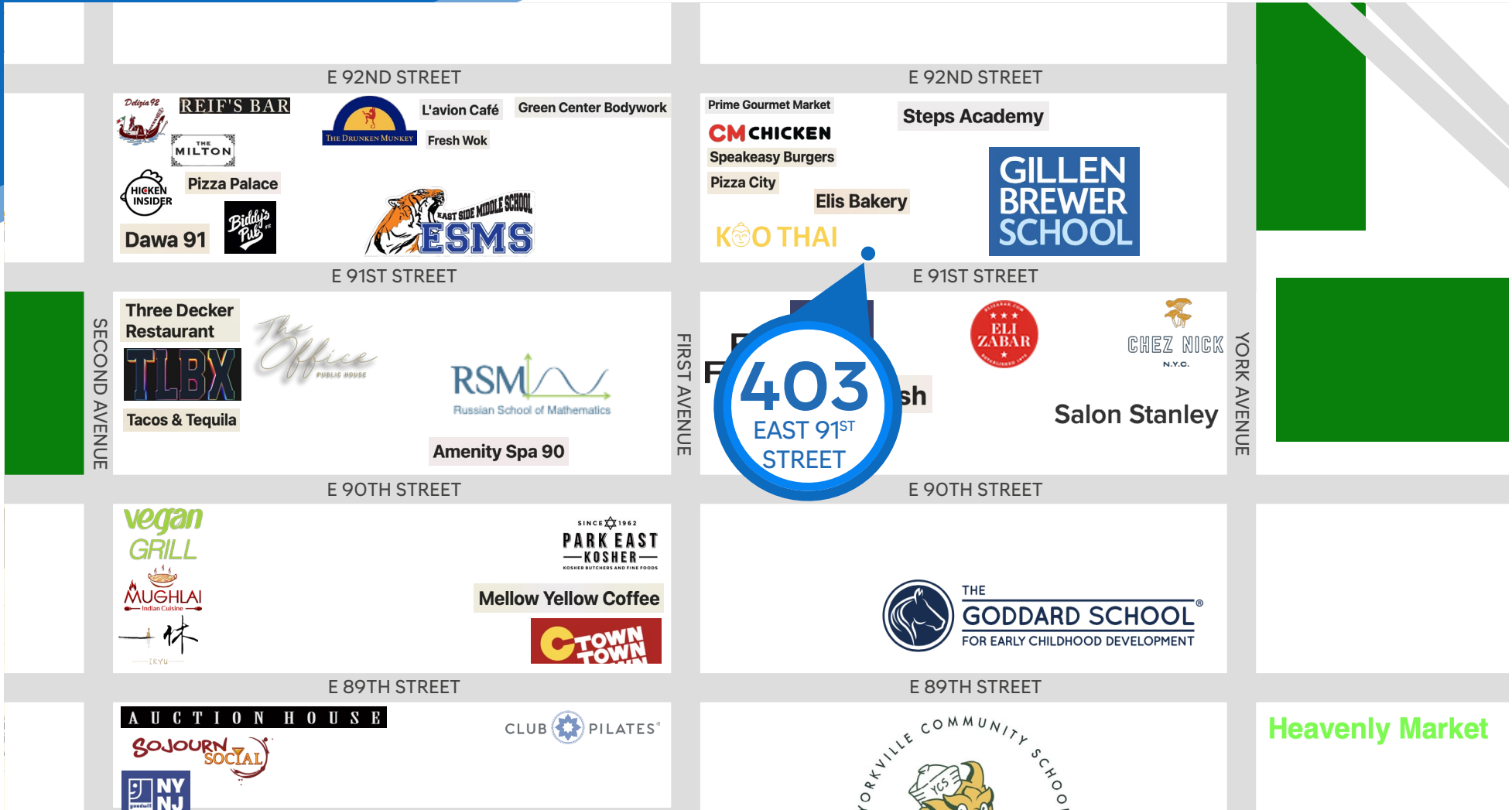
MERIDIAN
RETAIL LEASING

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.

403 EAST 91ST STREET

UPPER EAST SIDE, NYC | Between York and First Avenues

MEDICAL/OFFICE FOR LEASE



NOAM AZIZ
Senior Director
212.468.5984
naziz@meridiancapital.com

MAX FREUDENBERGER
Senior Associate
212.468.5951
mfreudenberg@meridiancapital.com

AHUVA COHEN
Associate
212.468.5987
ahuva.cohen@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.