

210 STREET
EAST 86TH •

MEDICAL OFFICE
BUILDING



44,000+/- RSF
AVAILABLE
FOR LEASE

WEXLER
HEALTHCARE & COMMERCIAL
— PROPERTIES —
TEAM AT THE CORCORAN GROUP



210 EAST 86TH STREET

AVAILABILITIES

	Floor 1 - Mezz	Floor 2	Floor 4	Floor 7	Floor 8	Floor 9
RSF +/-	2,850	6,900	10,500	5,600 + Terrace	9,000	9,000
CONDITION	BUILT	BUILT	PARTIALLY BUILT	BUILT	RAW	BUILT
SLAB-TO-SLAB +/-	11' 1"	11' 1"	11' 1"	14' 11"	11' 6"	11' 2"

REASONABLE DIVISIONS CONSIDERED

BUILDING SPECIFICATIONS

BUILDING HEIGHT
Approximately 118 Feet
9 Stories

CONSTRUCTION TYPE
Reinforced Concrete

TYPICAL COLUMN SPACING
20-Feet

ELEVATORS
2 Passenger Cars
104-Inches Wide
95-Inches Deep



210 EAST 86TH STREET

OVERVIEW

Positioned in the heart of Manhattan's Upper East Side, 210 East 86th Street is a premier medical and professional office building offering an exceptional leasing opportunity for healthcare providers, institutional medical groups, non-profit organizations, and other qualified tenants. The building features a variety of contiguous and divisible spaces, accommodating practices from approximately 2,000 -44,000 rentable square feet, with the ability to accommodate full-floor users.

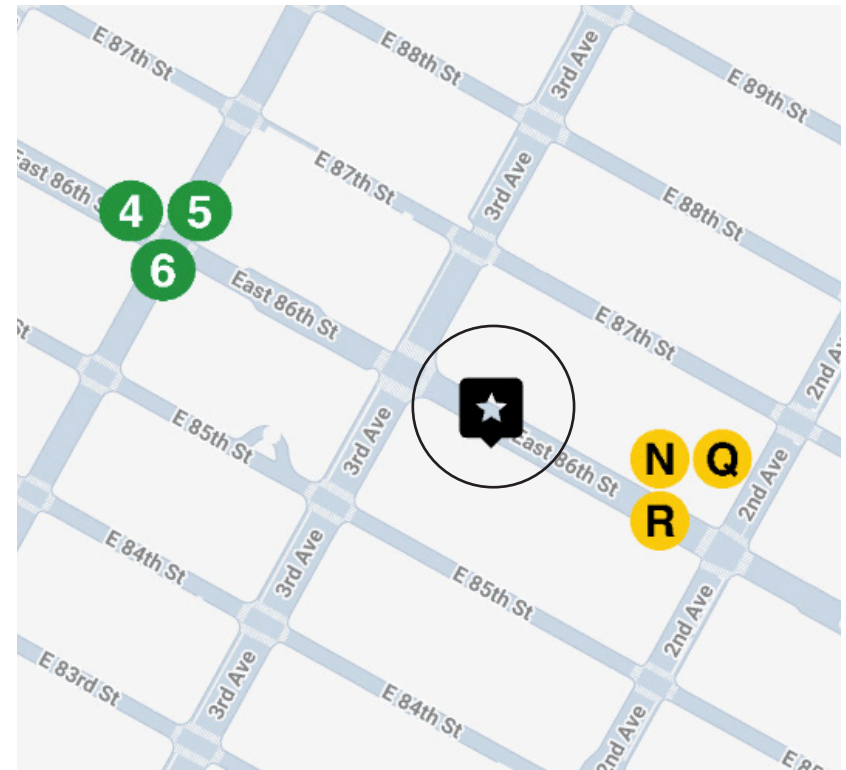
Designed to support the evolving needs of today's healthcare professionals, the property offers a combination of move-in-ready medical suites, second-generation laboratory space, professional office installations, and raw space for fully customized build-outs. Efficient floor plates allow tenants to establish new practices, expand existing operations, or consolidate multiple locations within a single, highly accessible building.

Current availabilities include a former LabCorp facility, multiple general medical suites, full-floor opportunities, and raw space suitable for custom medical installations.

210 East 86th Street provides the flexibility, infrastructure, and prestigious Upper East Side location to support a wide range of medical and professional uses.

The building is situated just one block from the 86th Street Station, providing access to the Q, N, and R subway lines, with direct connections to Midtown Manhattan, Times Square, Herald Square, Lower Manhattan, and Brooklyn. The 4, 5, and 6 subway lines at 86th Street and Lexington Avenue are just over one block from the property, offering convenient north-south service throughout Manhattan and connections to the Bronx.

The property is additionally served by numerous MTA bus routes, including the M86 Select Bus Service (crosstown), M15 Select Bus Service along Second Avenue, and the M101, M102, and M103 routes along Third and Lexington Avenues, providing outstanding public transportation options from all areas of Manhattan.



POTENTIAL USES INCLUDE *BUT NOT LIMITED TO:*

- Medical Facilities
- Educational Facilities
- Libraries
- Museums
- Clubs & Organizations
- Art Galleries

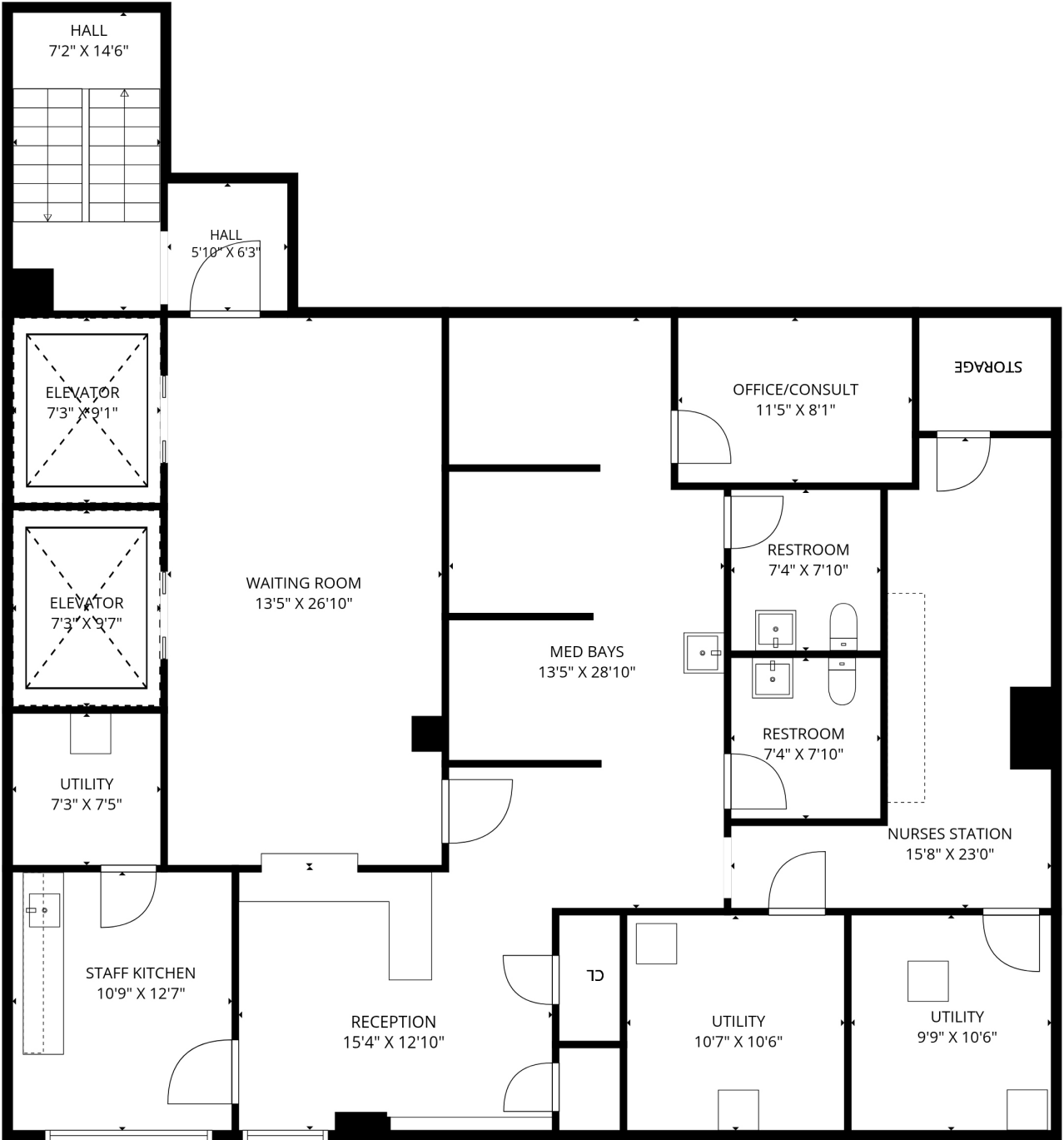
POSSESSION: IMMEDIATE

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FLOOR PLANS

CURRENT CONDITIONS

2,850+/- RSF



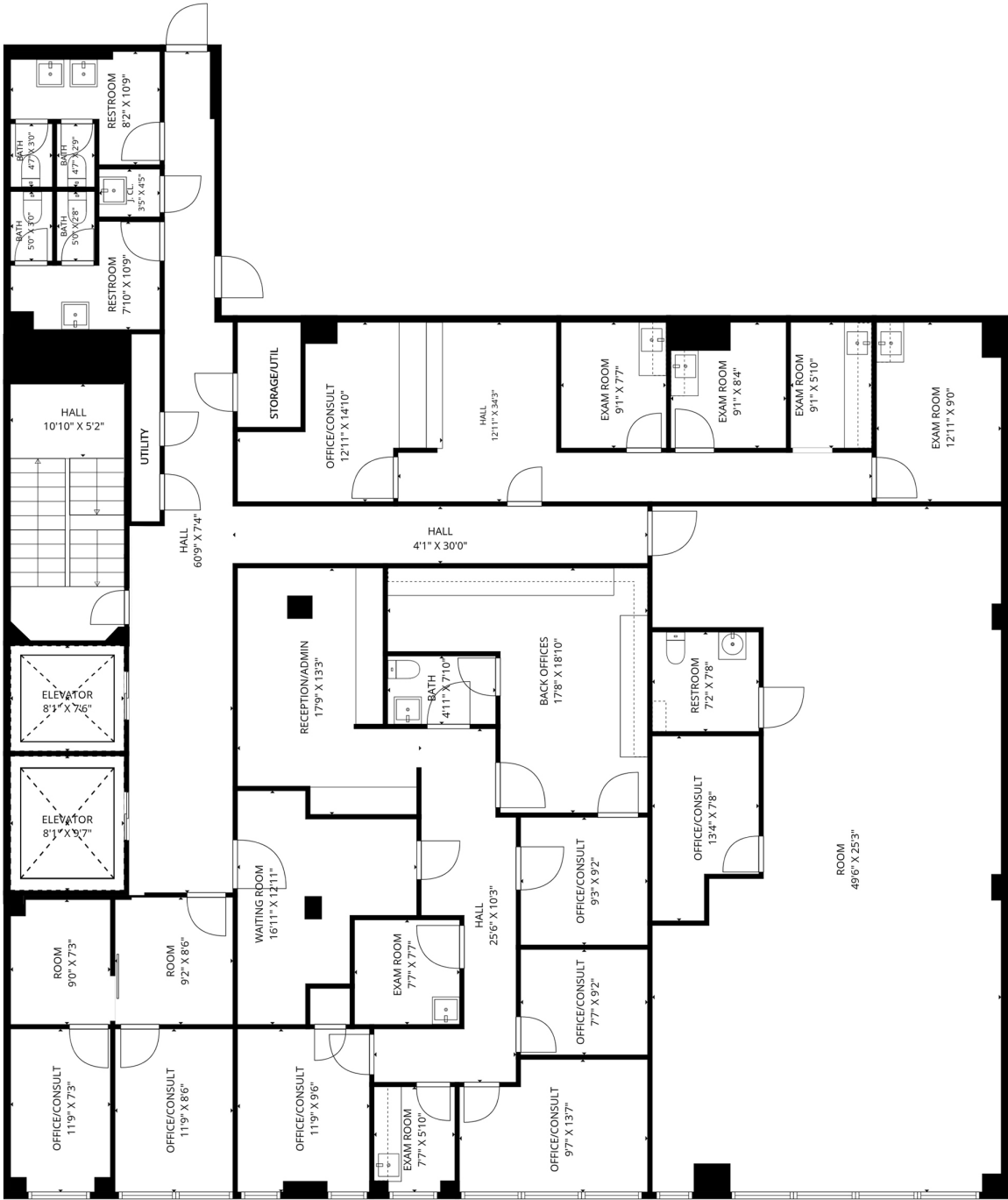
CURRENT LAYOUT

Former Lab

6,900+/- RSF

CURRENT LAYOUT

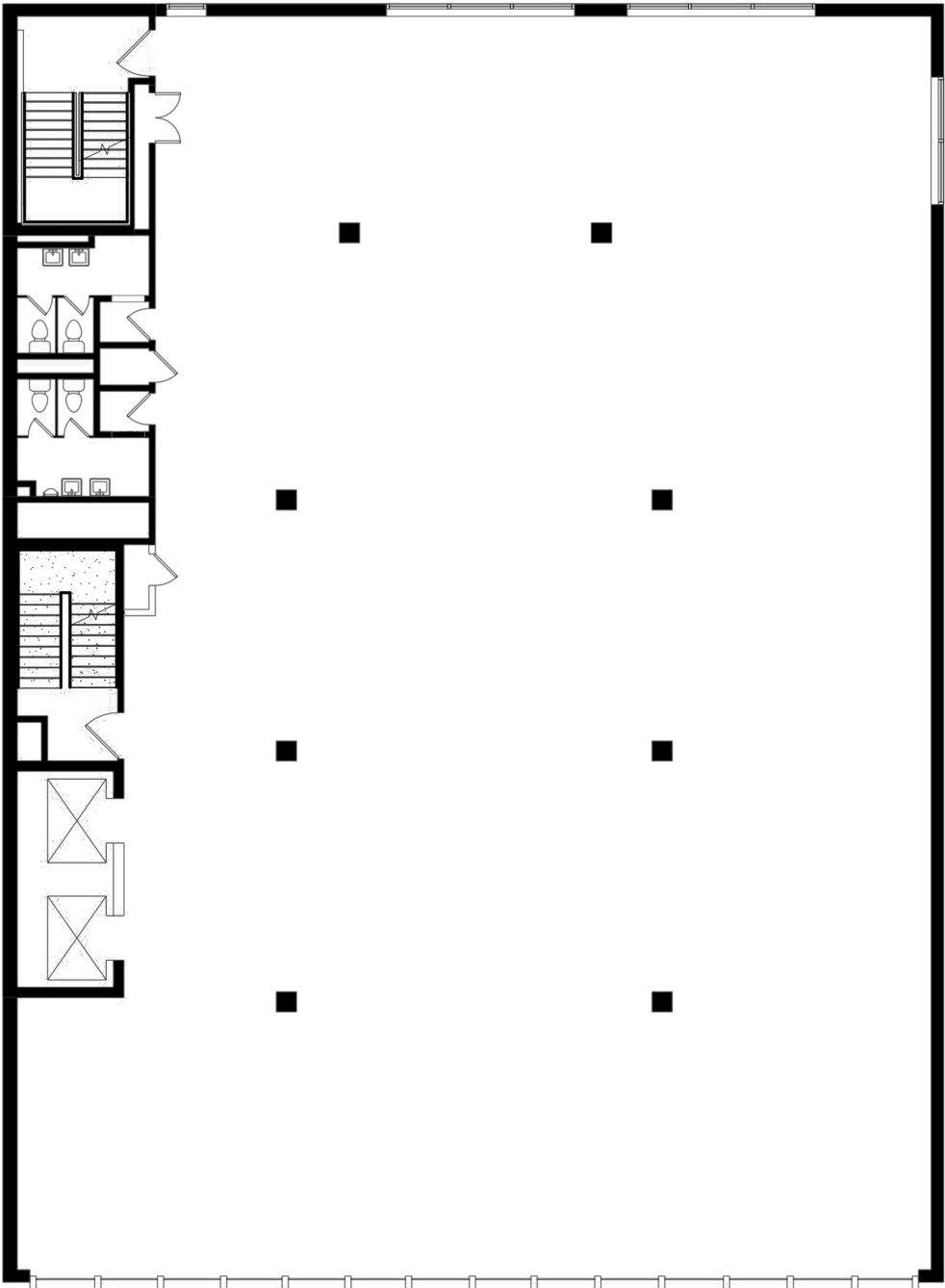
Former Dialysis Center



210 EAST 86TH STREET

FLOOR 4

10,500+/- RSF



CURRENT LAYOUT

Raw Example

EAST 86th STREET

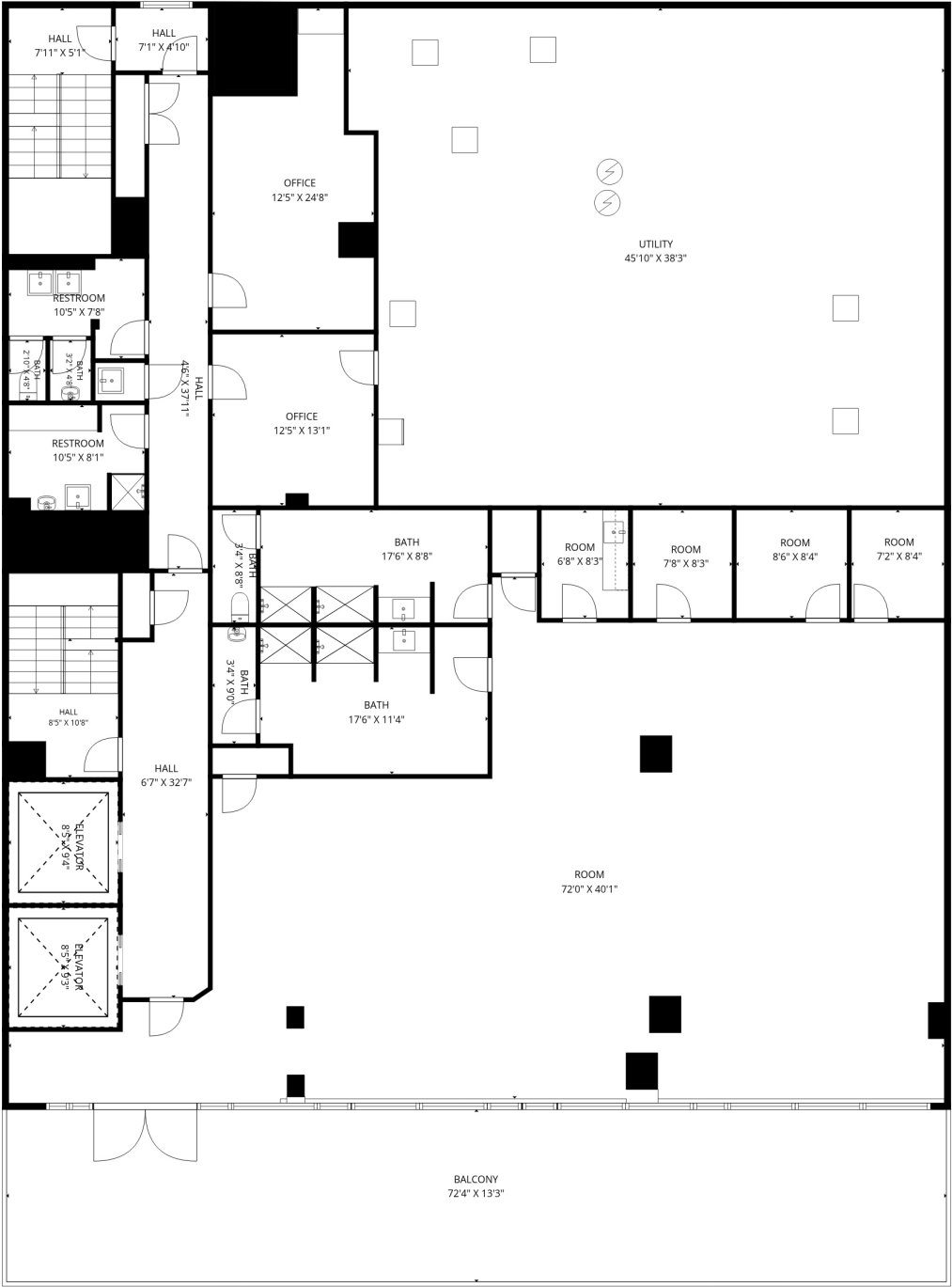
210 EAST 86TH STREET

FLOOR 7

5,600+/- RSF
1,100+/- USF TERRACE

CURRENT LAYOUT

Admin/Office

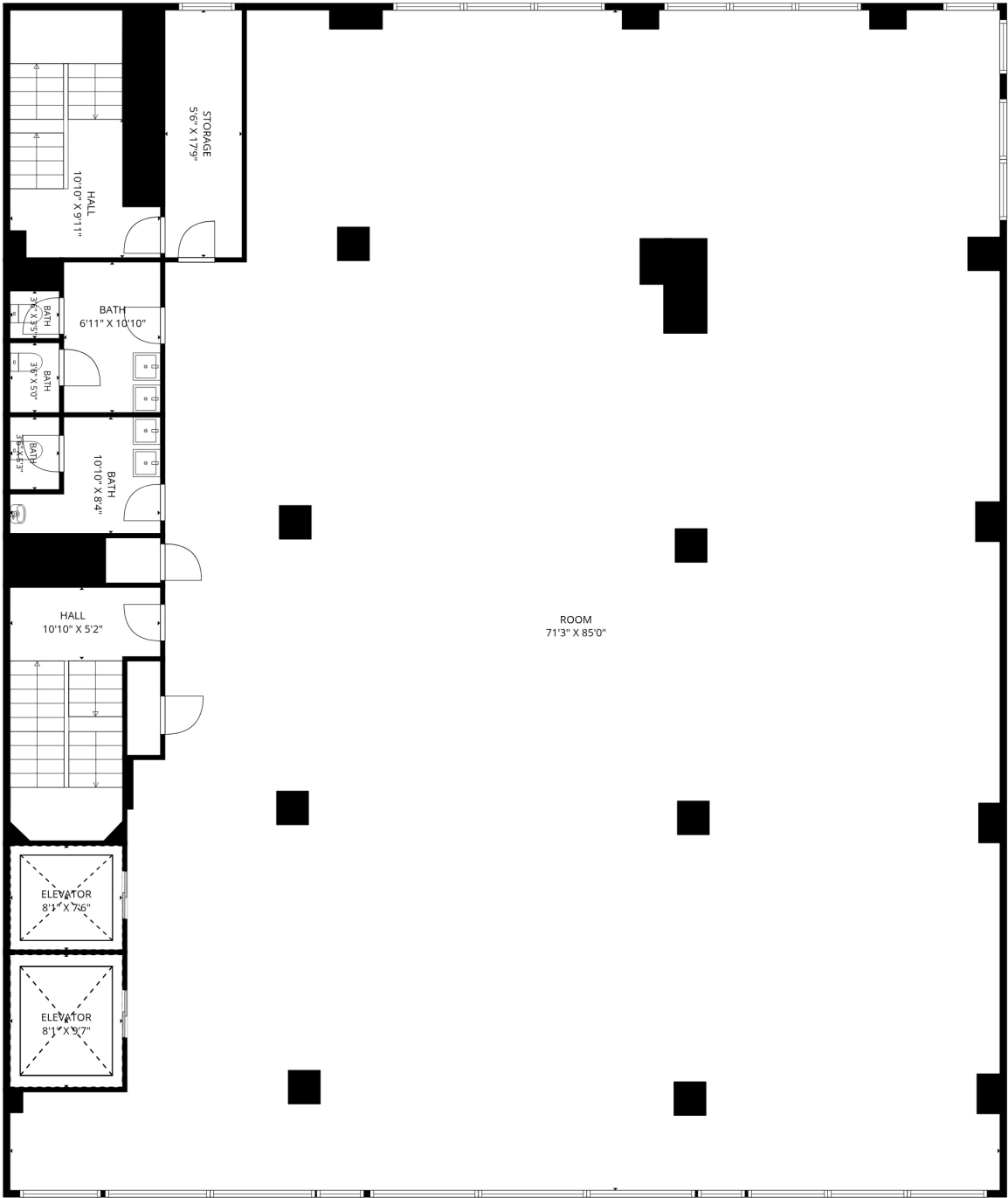


EAST 86th STREET

9,000+/- RSF

CURRENT LAYOUT

Raw



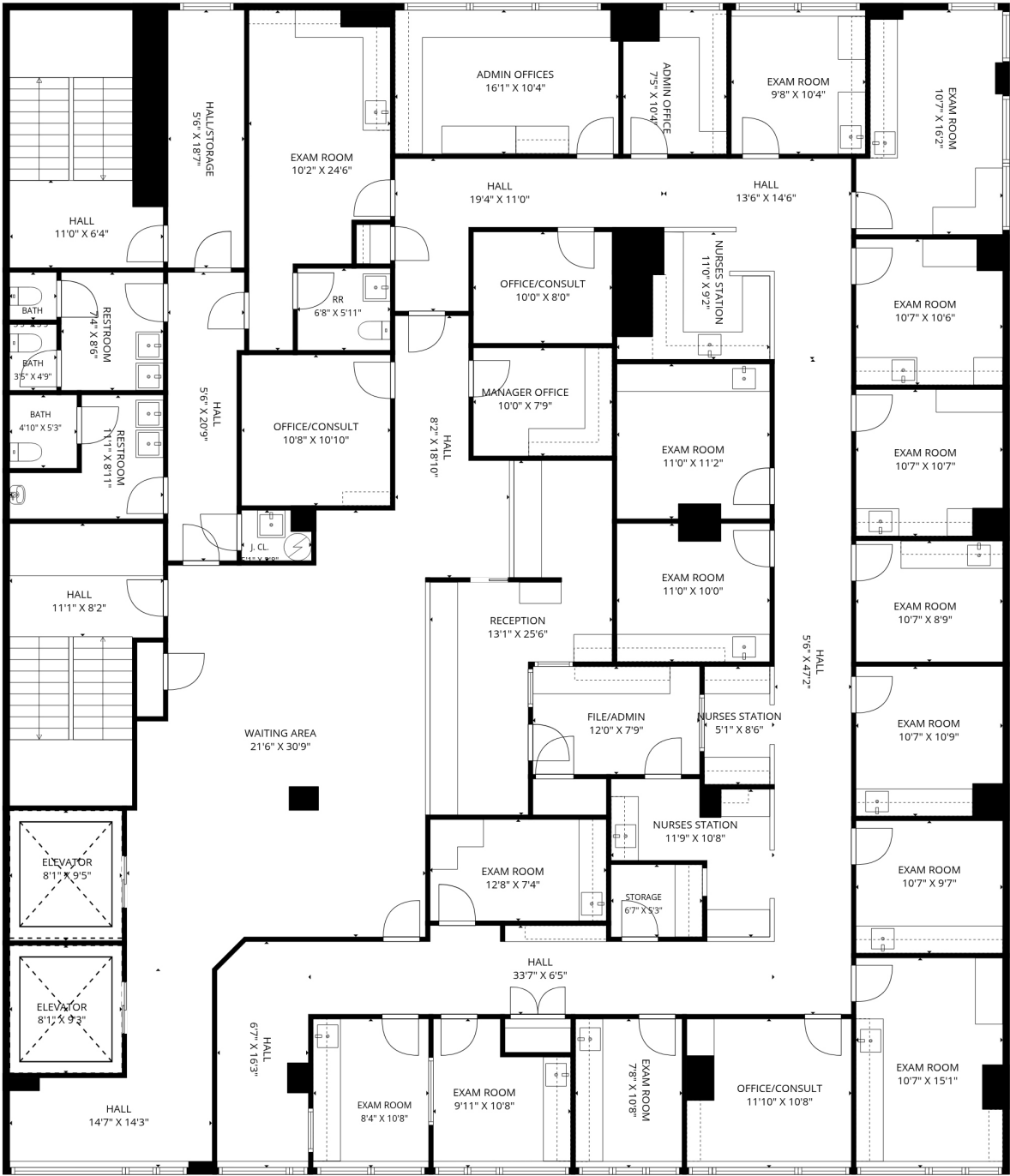
210 EAST 86TH STREET

FLOOR 9

9,000+/- RSF

CURRENT LAYOUT

Former ENT and Allergy Center



EAST 86th STREET

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GALLERY

MEZZANINE

FLOOR 2

FLOOR 9

210 EAST 86TH STREET

GALLERY

MEZZANINE



210 EAST 86TH STREET

GALLERY

FLOOR 2



210 EAST 86TH STREET

GALLERY

FLOOR 2 CONTINUED



210 EAST 86TH STREET

GALLERY

FLOOR 9



210 EAST 86TH STREET

GALLERY

FLOOR 9



Paul L Wexler

Licensed Associate Real Estate Broker

P: 212.836.1075

E: PWexler@corcoran.com



Josef Yadgarov

Licensed Associate Real Estate Broker

P: 212.836.1097

E: JYadgarov@corcoran.com



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