

# 161 Madison Avenue between 33rd & 32nd Streets

## Herald Square Area Commercial Condo For Lease

Brand new healthcare suite available for sale by Prime Manhattan Realty



Reception Desk



Exam Room

### Partial 9<sup>th</sup> Floor Suite 1,250 RSF

**Asking Price \$1,495,000**

Maintenance/Common Charges \$1,357

Real Estate Tax \$1,546 per month

Rent – negotiable; short or long-term lease available.

### Office Features

- Superb Fully Built Medical Office
- Madison Avenue Condominium Building dedicated to Health Care
- Reception Desk for (2)
- (4) Examination Rooms
- (1) Consultation Room
- (1) Spacious Administrative Area
- (1) Private Ensuite Bathroom
- Tinted Privacy Windows
- Western open exposures over Madison Avenue
- Central HVAC with independent control
- Dedicated Storage Closet
- Doorman building with 24 / 7 Day Building Access
- Convenient Location to Penn Station and Herald Square
- Easy Access to N, R, D, F, M Q and S Subway Lines
- Financing Permitted up to 90%

### Ideal use for medical specialty such as;

Gastroenterologist, ENT, Plastic surgery, Dermatology, Pain Specialist, Endoscopy.

*Ideal for investor as well as end user.*



Exam Room



Exam Room

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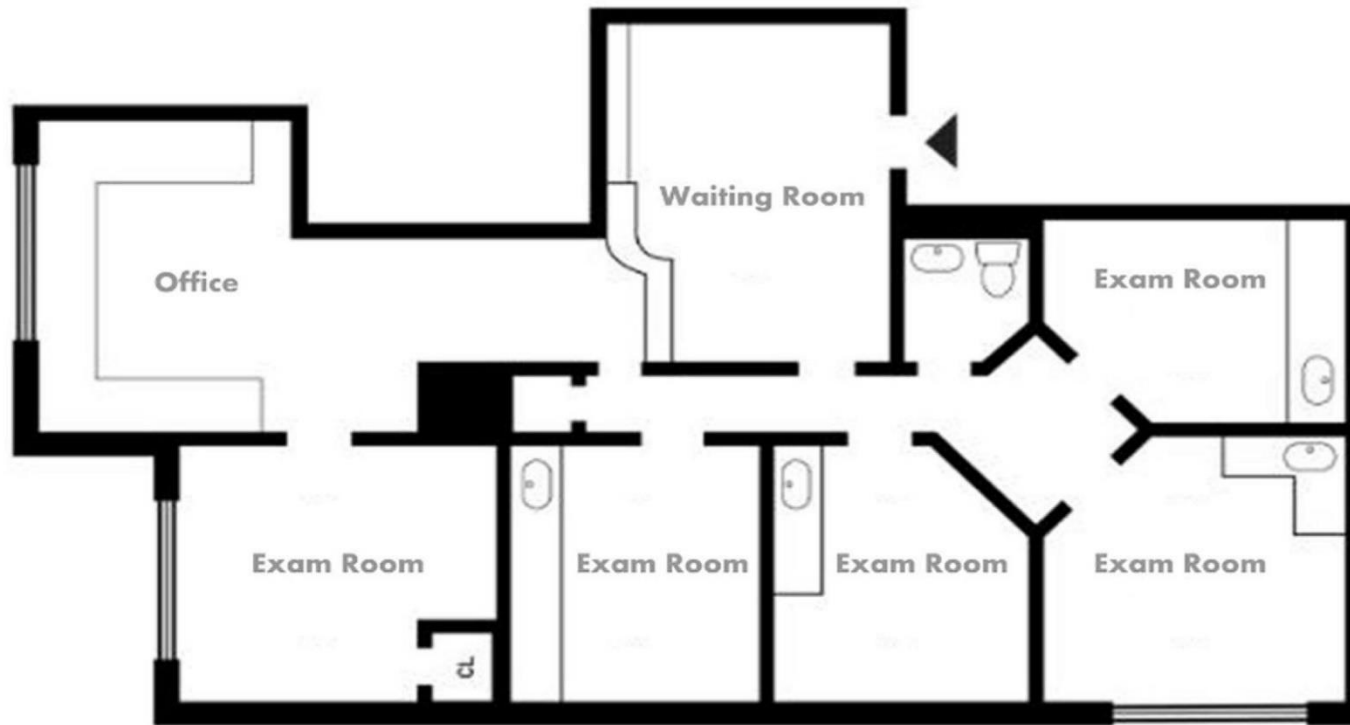
Building Lobby

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## 161 Madison Avenue - Medical Condo Floor Plan - Unit 9 Northeast



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