



GROND FLOOR RETAIL MEDICAL

**401 E 55TH Street.**

(1ST AVE & 55TH ST.)

FOR LEASE

FULLY BUILT OFFICES 5,400 Total SF

PRICE **\$44,550/ MONTH (\$99 psf)**

SIZE 5,400 SQ FT

ELECTRIC DIRECT METER

TERM **3-10 YEARS**



## HIGHLIGHTS

- GROUND FLOOR RETAIL WITH OPEN PLAZA
- 15 EXAM ROOMS + 3 PRIVATE RESTROOMS
- TAXES & MAINTENANCE INCLUDED
- HIGH-SPEED INTERNET, DIRECT ELECTRIC METER
- NUCLEAR CARDIOLOGY LABORATORY
- TENANT-CONTROLLED HAVC
- IN THE HEART OF SUTTON PLACE
- ADA COMPLIANT ENTRANCE

## TRANSPORTATION

7 + Q32, Q60

59TH STREET BRIDGE / FDR  
ROOSEVELT ISLAND TRAM







**FIRST  
PIONEER**  
REALTY, LLC



1ST AVENUE

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