

345 East 37th Street, Unit 308, New York, NY 10016

Midtown East, New York, New York 10016

\$2,853,582

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Listing ID Number

25198

Property Description

Unit 308 at The Corinthian Office Condominiums is a 3,289 SF office condominium located on the 3rd floor building. It is currently leased at \$133,683 (\$41/SF) to Mark Namachie, M.D. through July of 2020. The Corinthian Office Condominiums offers 30 individual units located within the 57-story Corinthian luxury residential tower in Midtown East. Customizable units are for sale ranging from 1,600 RSF to over 14,000 RSF. The building features a newly renovated lobby with soaring ceilings and luxurious marble finishes, a freight entrance and loading dock located on 38th street, a privately managed garage offering daily and monthly parking, public restrooms on each floor, and individualized electric distribution panels for each unit. The property is strategically located on East 37th Street between First and Second Avenues, adjacent to the world-class NYU Langone Medical Center campus and is within a densely populated and affluent neighborhood.

Owning an office condominium gives professionals the ability to lock in their occupancy costs and insulate themselves from the ever-rising expense of office leasing in Manhattan. The Corinthian makes office ownership attainable and ultimately more affordable than leasing. Alternatively, this is a chance for investors to capitalize on some units with in-place income in one of the best office markets in the world.

Overview

Building Type: Commercial Buildings

Unit Sq Ft: 3289

Available Documents

 Setup

The Bronx / Brooklyn / Long Island / Manhattan / New Jersey / Queens / Staten Island / Westchester

275 Madison Avenue / Third Floor / New York, NY 10016
Tel: 212.696.2500 / Fax: 212.696.0333 / www.masseyknakal.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

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