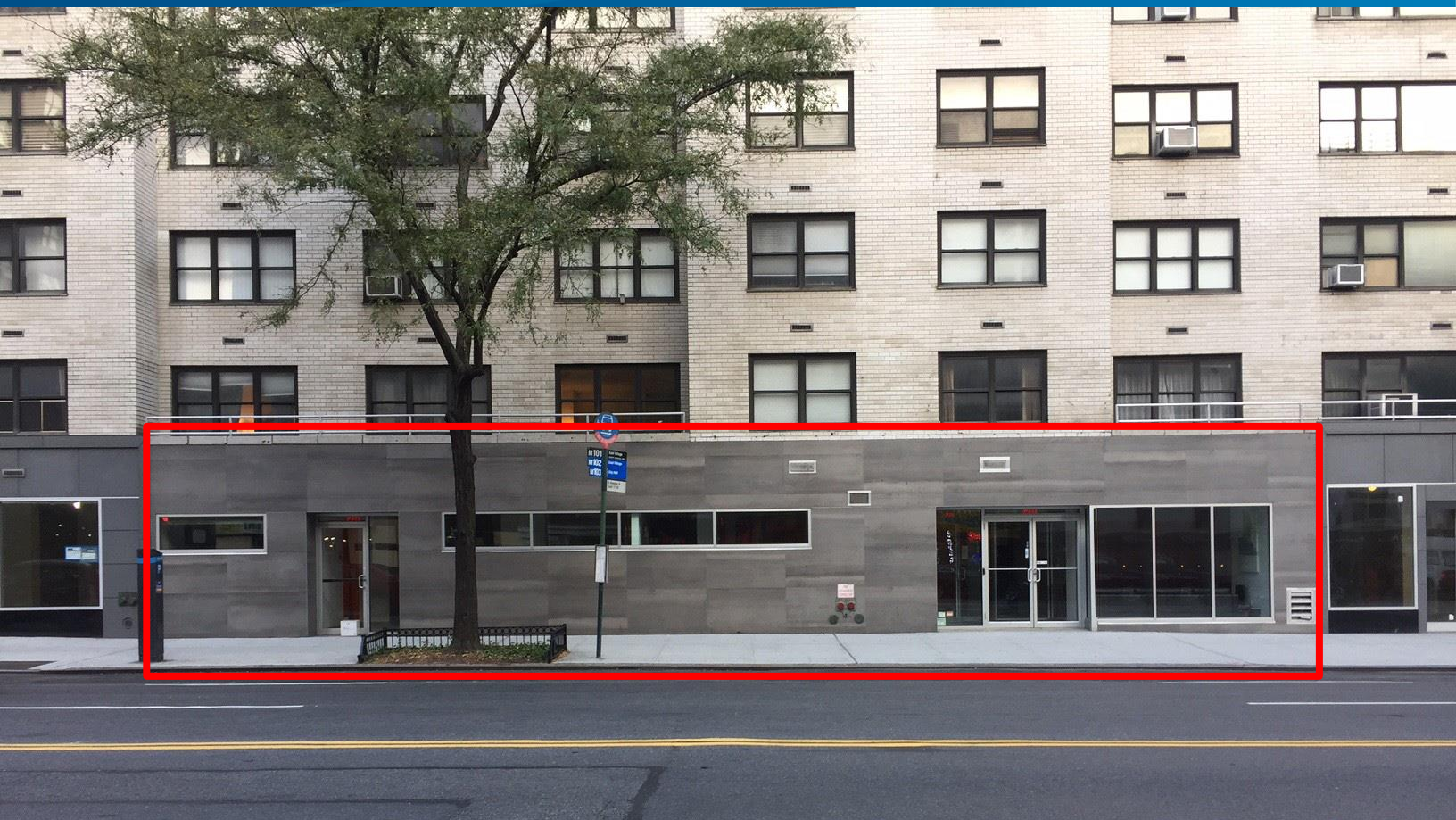


FOR SUBLEASE

# 176 THIRD AVENUE

NEW YORK, NY



## Available Space

Ground floor	3,250 SF
Lower level	600 SF
Rent	Upon request
Frontage	40'
Possession	Arranged
Sublease through 4/30/2028	

## Space Features

- Fully built medical office (move in condition)
  - 6 exam rooms
  - 3 bathrooms
  - 2 work stations
  - 2 offices
- Prime Gramercy Park retail corridor
- 2 blocks from the 3<sup>rd</sup> Avenue "L" train
- Neighboring tenants – Duane Reade, Trader Joe's, Westside Market, Joe's Pizzaa, 5 Napkin Burgers, Starbucks

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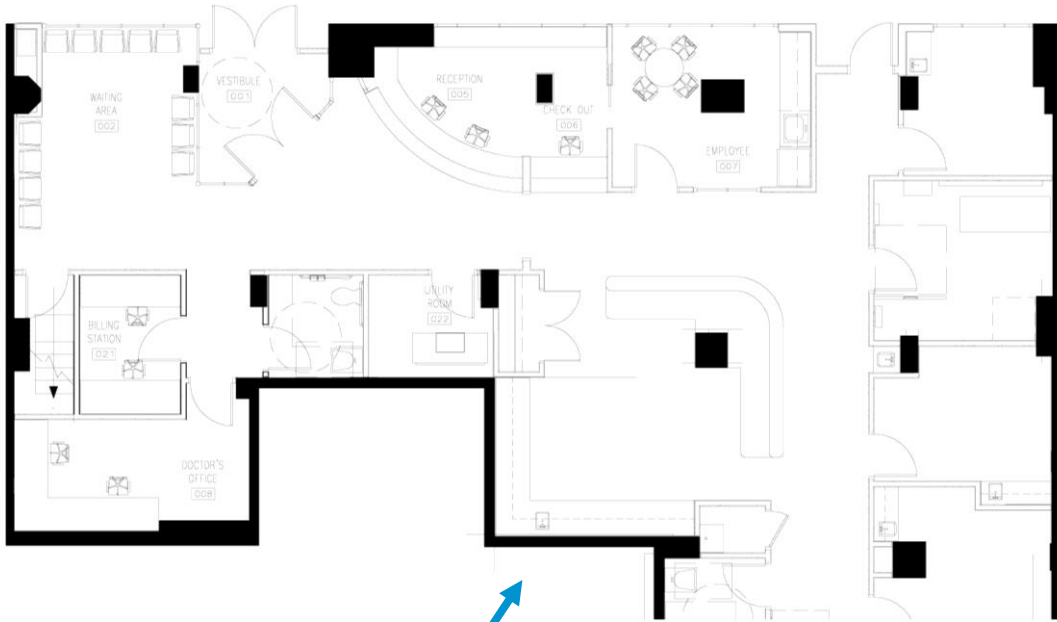
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FOR SUBLEASE

# 176 THIRD AVENUE

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Partial  
Existing Conditions Front Only

Original Plan  
Storefront & Plumbing  
Have been altered

