



307

East 63 Street, New York, NY

Community Facility/Office/Medical/School



Available Space

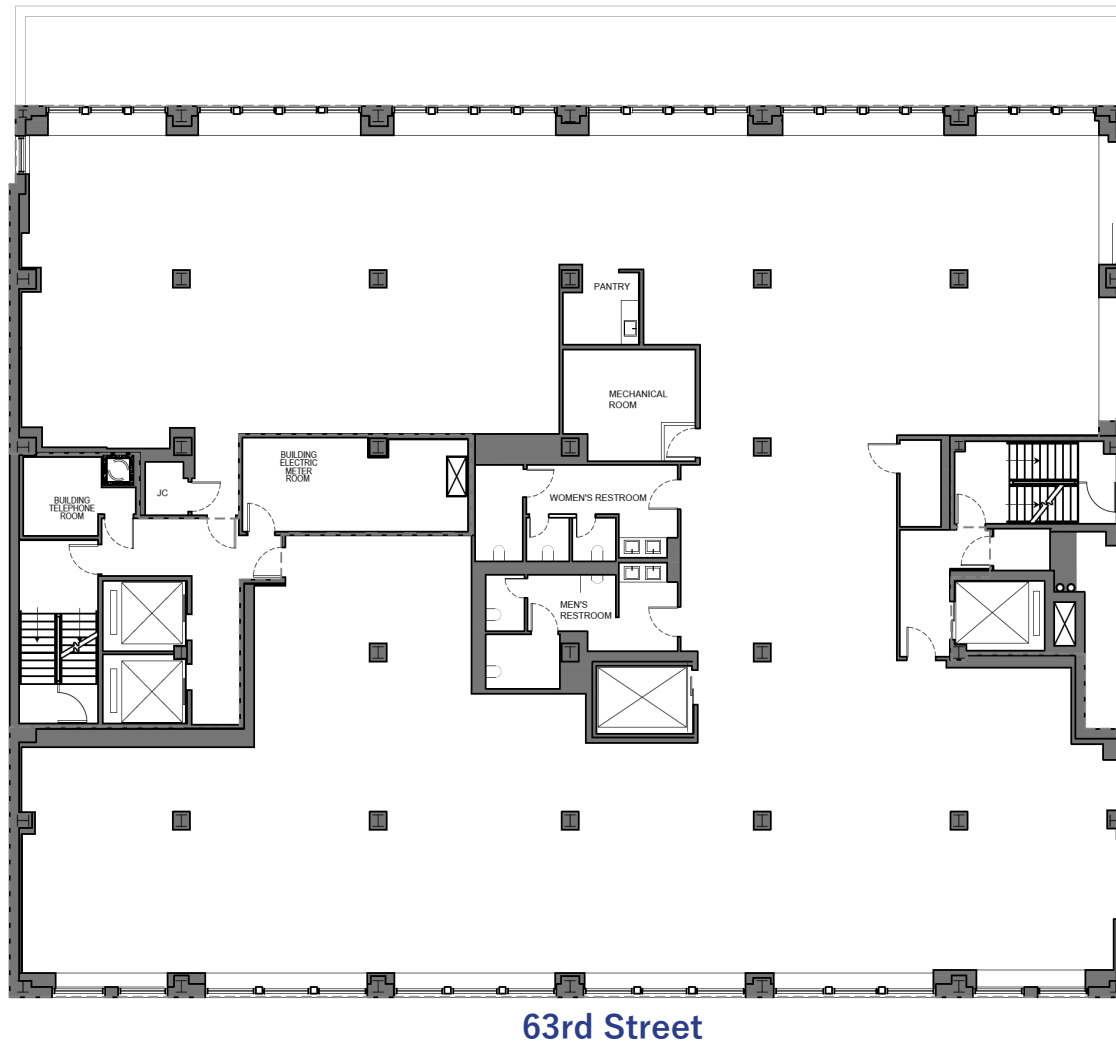
Ground Floor:	7,595 SF
2nd Floor:	7,867 SF
3rd Floor:	12,599 SF
Lower Level:	5,111 SF
Total SF:	33,172 SF (Divisions Considered)



Building Details

- Located at the base of a luxury residential building on East 63rd Street, between 2nd and 1st Avenues
- Multi-floor space, situated in a building within a building with a separate street entrance, lobby and elevator
- Opportunity for single tenant to create their own identity
- Exclusive availability in the heart of the Upper East Side
- Suitable for community facility uses, including medical, education, not for profit, & administrative office space
- Within close proximity to Rockefeller University, Memorial Sloan-Kettering Cancer Center, New York-Presbyterian/Weill Cornell Medical Center, Hospital for Special Surgery and Manhattan Eye, Ear & Throat Hospital (Northwell)
- The building will boast a recently renovated lobby
- Landlord will build out since all floors are now in raw condition (recently demolished)
- Convenient to public transportation and the FDR Drive
- Parking garage adjacent to building
- Tenant controlled HVAC

Whitebox



3rd Floor

Available Space: 12,599 SF

- Space will be delivered in white box condition

Whitebox



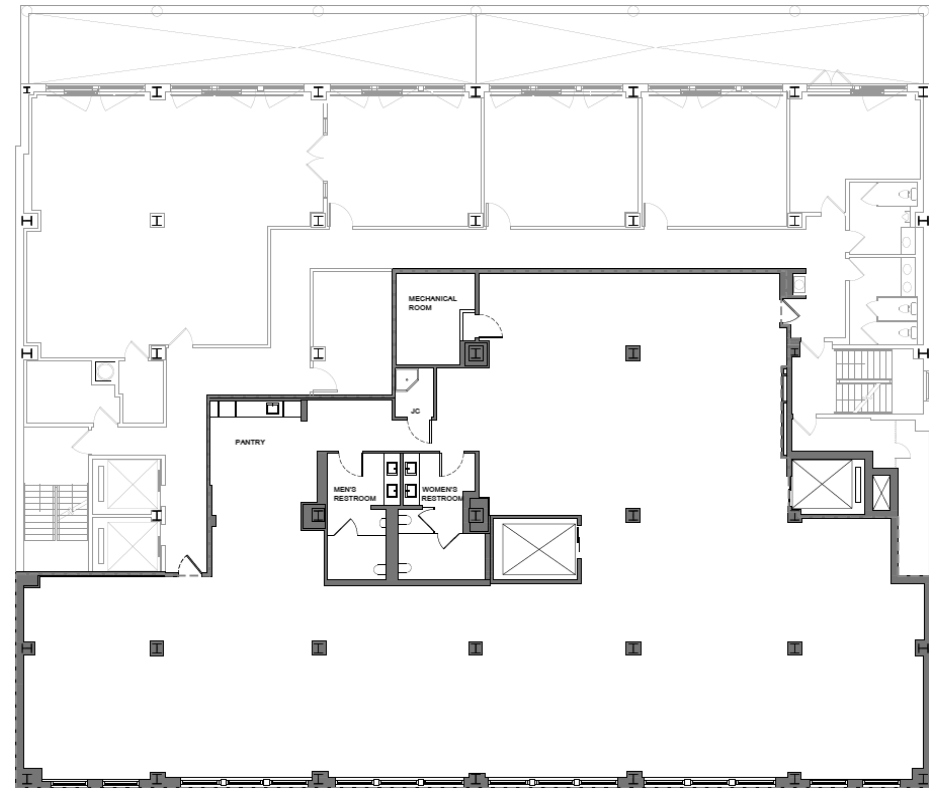
63rd Street

Ground Floor

Available Space: 7,595 SF

- Space will be delivered in white box condition

Whitebox



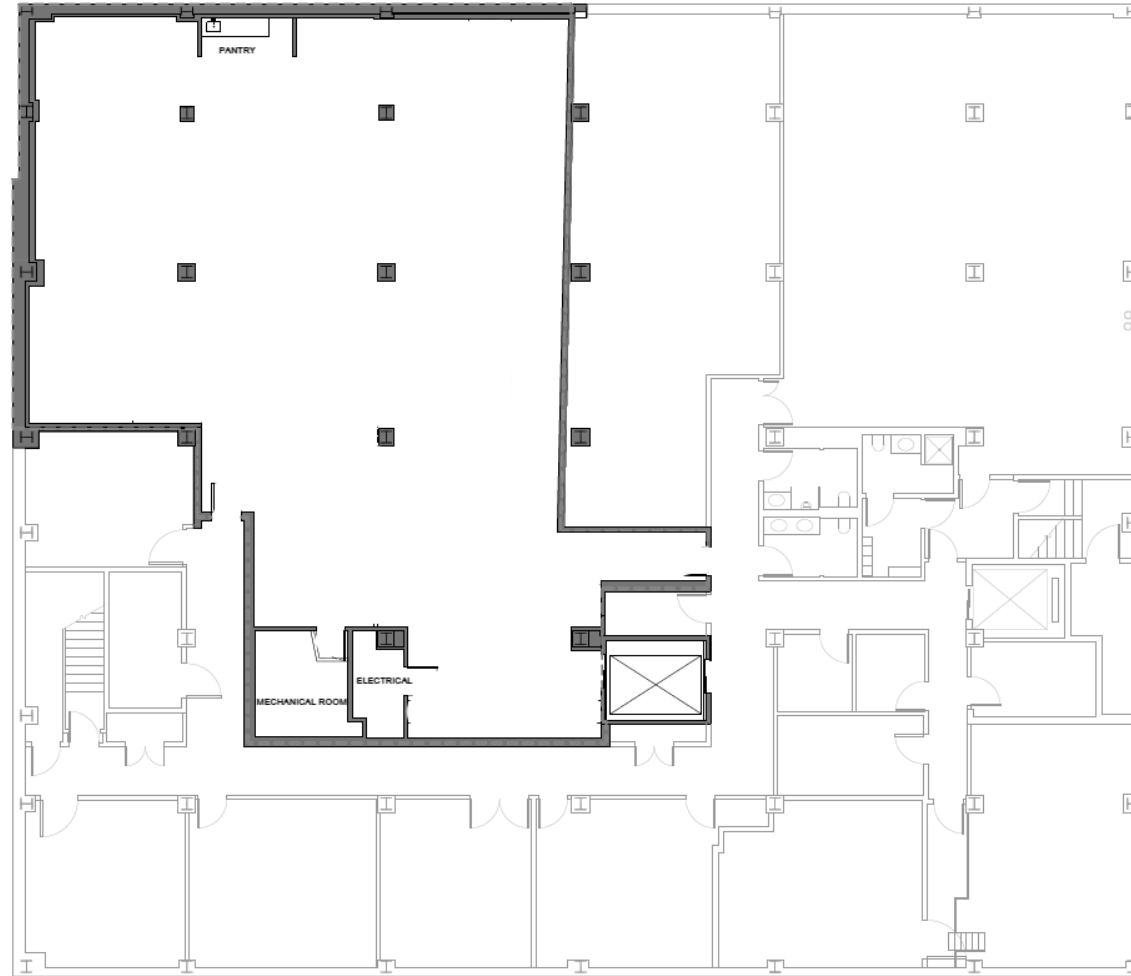
63rd Street

2nd Floor

Available Space: 7,867 SF

- Space will be delivered in white box condition

Whitebox



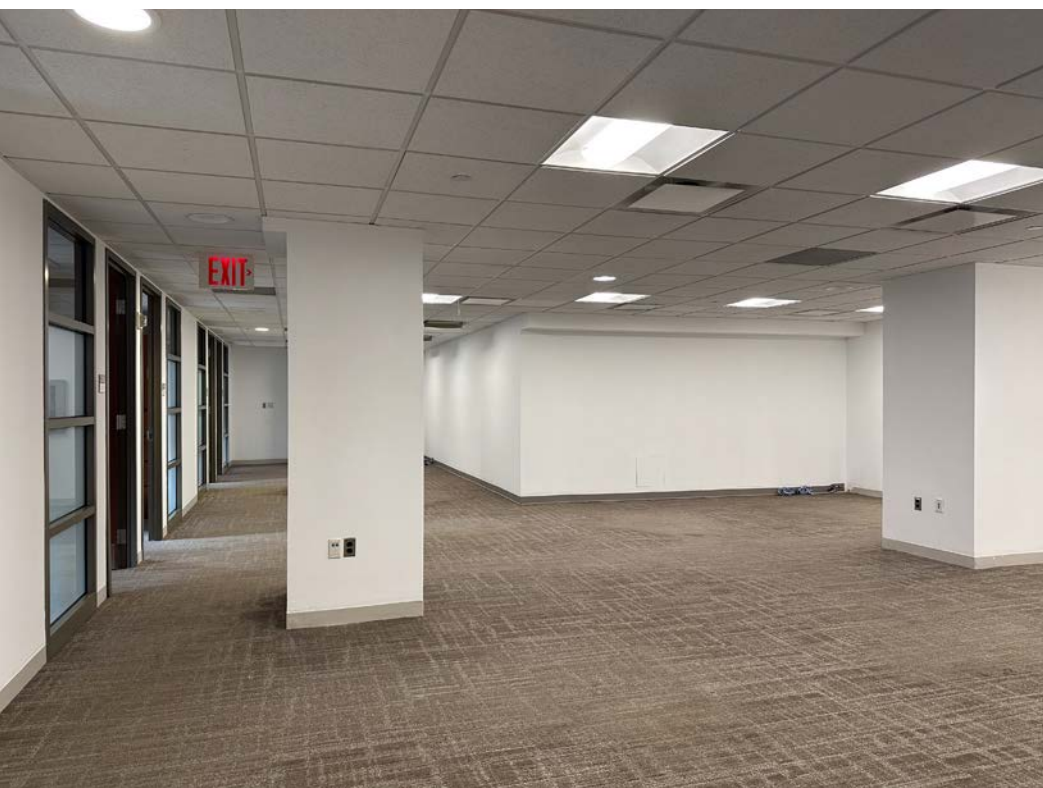
63rd Street

Lower Level

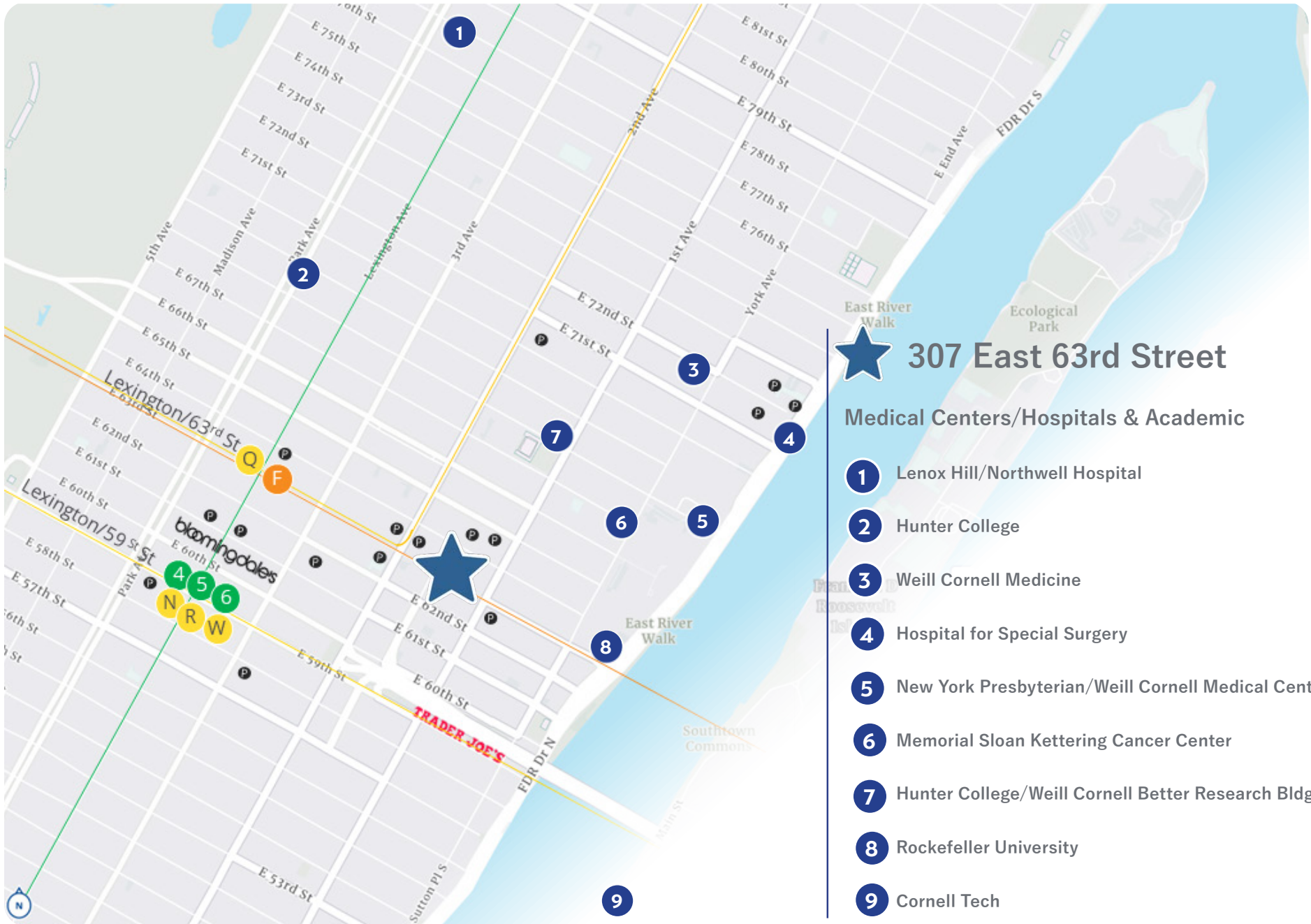
Available Space: 5,111 SF

- Formerly Memorial Sloan-Kettering Center's computer lab and IT department









★ 307 East 63rd Street

Medical Centers/Hospitals & Academic

- 1** Lenox Hill/Northwell Hospital
- 2** Hunter College
- 3** Weill Cornell Medicine
- 4** Hospital for Special Surgery
- 5** New York Presbyterian/Weill Cornell Medical Center
- 6** Memorial Sloan Kettering Cancer Center
- 7** Hunter College/Weill Cornell Better Research Bldg.
- 8** Rockefeller University
- 9** Cornell Tech

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Jovana Simic

President
Jovana Simic Inc.
917 418 9741
jsimicinc@gmail.com
Broker

Sheena Gohil

Vice Chair
+1 212 716 3828
Sheena.Gohil@colliers.com
Associate Broker

Brian Given

Vice Chair
+1 212 716 3518
Brian.Given@colliers.com
Associate Broker

Jack Senske

Vice President
+1 212 716 3668
Jack.Senske@colliers.com
Salesperson

Jen Flores

Associate
+1 212 492 3377
Jen.Flores@colliers.com
Salesperson

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