

Medical & Office Units
for Sale or Lease



Amenities & Highlights







- New lobby with soaring ceilings and luxurious marble and wood finishes
- 24/7 security guard on-site
- Freight entrance and loading dock on 38th Street
- Privately-managed garage adjacent to building entry

Access to full-service healthclub with:

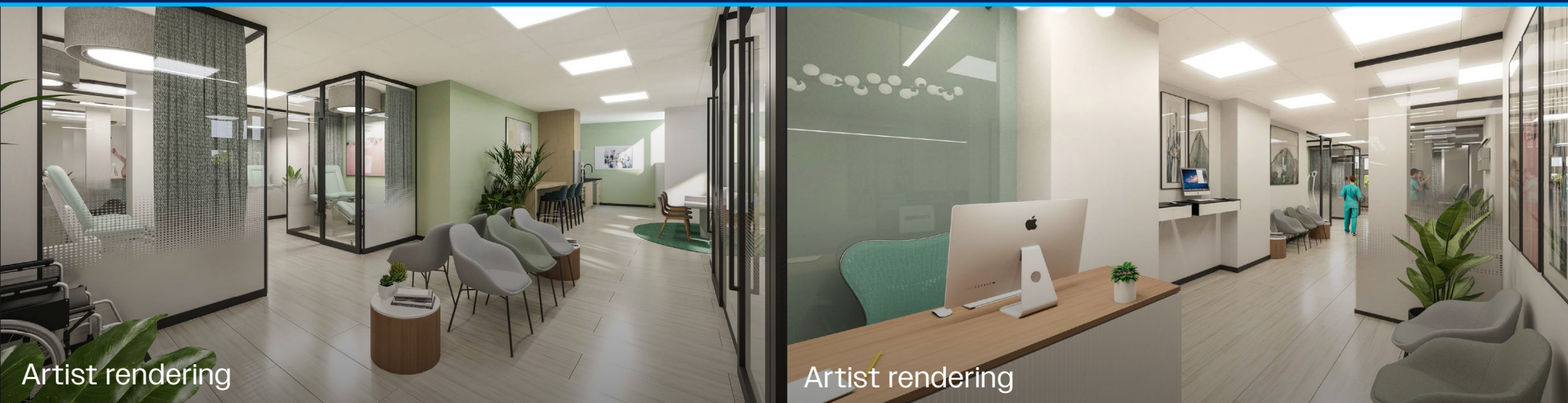
- Fitness center
- 56' lap pool
- Yoga studio
- Sauna & steam room



Space Availability

Unit	RSF	CC/Month	RE Taxes/Month	Virtual Tour Links
301	3,852	\$2,781	\$2,660	 Click to View
305	3,438	\$2,483	\$2,376	 Click to View
306	4,700	\$3,389	\$3,242	 Click to View
308	3,289	\$2,376	\$2,273	
313	2,205	\$1,598	\$1,526	 Click to View
315	1,613	\$1,173	\$1,120	
317	2,423	\$1,755	\$1,676	
320	1,943	\$1,410	\$1,345	 Click to View
321	2,535	\$1,835	\$1,750	 Click to View

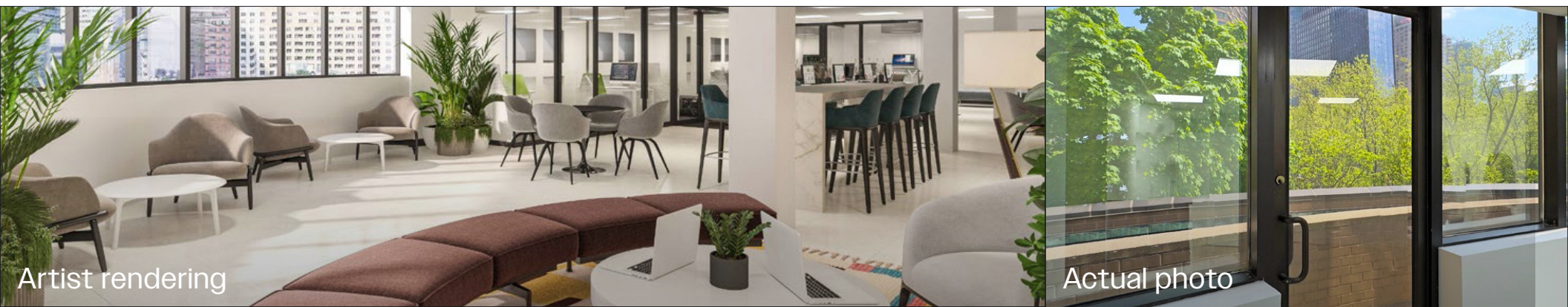
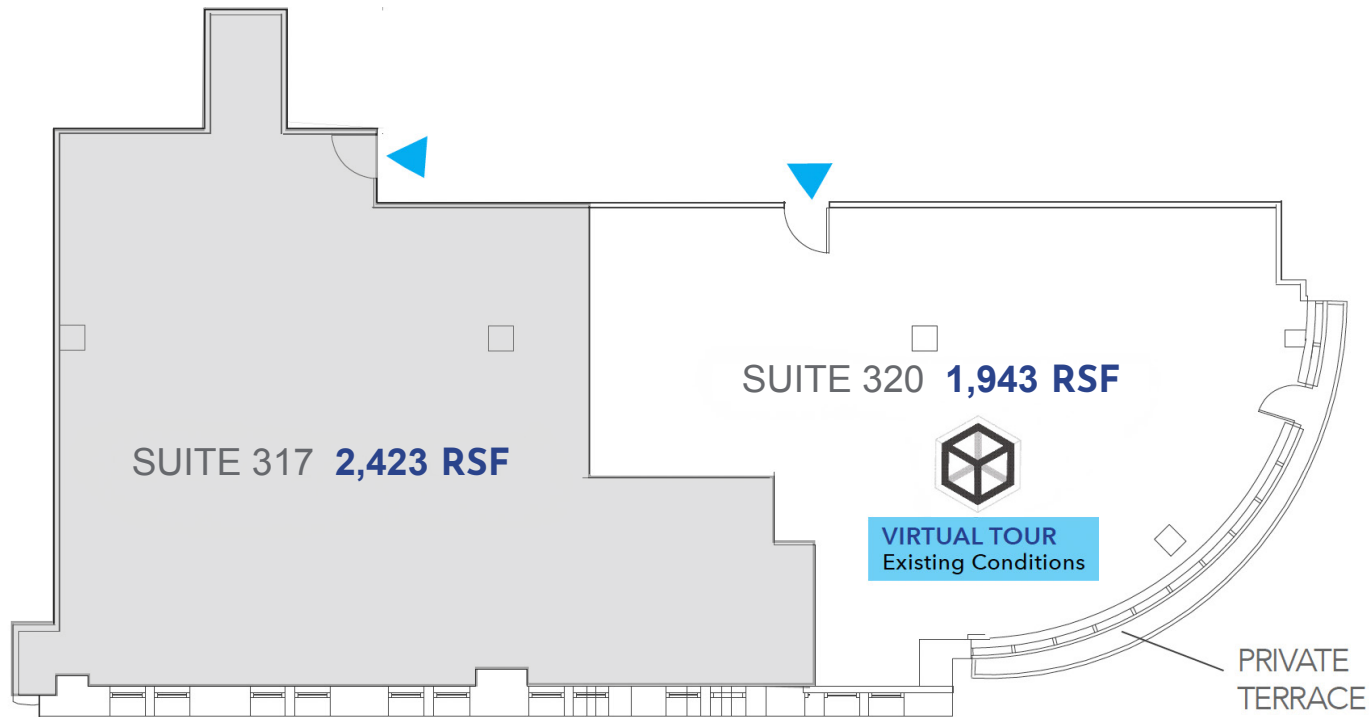
Recently built units with private bathrooms; landlord open to modifications for tenant needs.



FEATURED UNIT FOR LEASE

SUITE 320 | 1,943 RSF

- Recently upgraded installation
- Oversized windows w/ southern exposure
- Private outdoor terrace
- Units can be combine with 317 for a total of 4,416 RSF



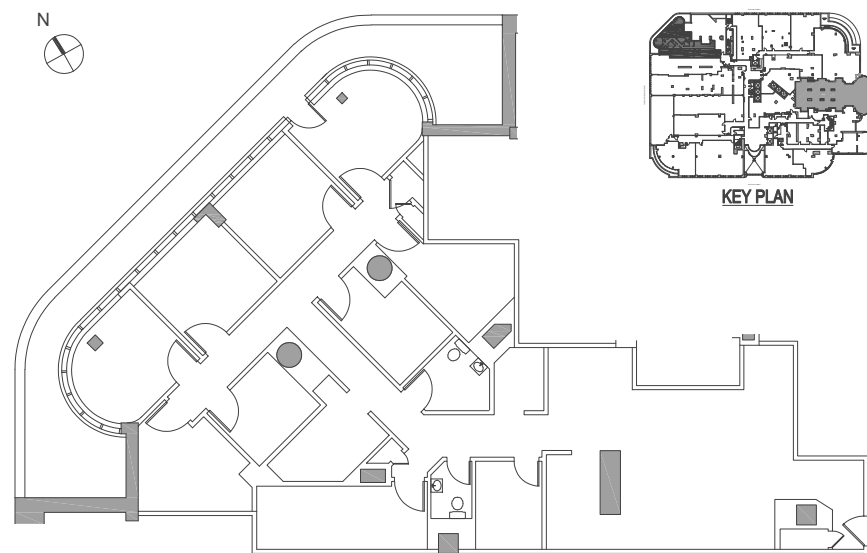
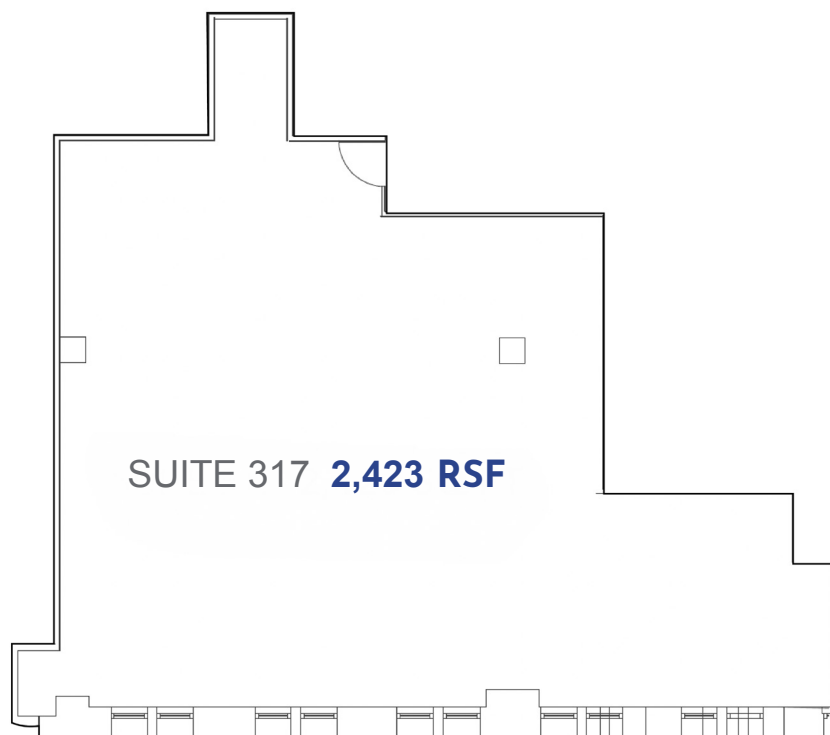
FEATURED UNITS FOR SALE

SUITE 317 | 2,423 RSF

- Currently built out as medical space
- Leased through 2032
- Units can be combine with 320 for a total of 4,416 RSF

SUITE 308 | 3,289 RSF

- Currently built out as medical space
- Private terrace
- Leased through 2030



Ownership Benefits

- Fully-built spaces available for immediate occupancy
- Opportunity for businesses to lock in occupancy costs
- Cost of occupancy becomes an asset instead of liability
- Low common charges and real estate taxes
- Low down payments and attractive financing terms

LOCATION BENEFITS

Ideal Location Along Medical Mile

Located next to the 1st Avenue medical corridor, known as “Medical Mile”, The Corinthian is directly adjacent to over a dozen hospitals, medical schools, research centers and healthrelated not-for-profit institutions.

These include the following:

- 1** NYU Medical Center (multiple locations)
- 2** NYU Medical Center- Neurosurgery
- 3** NYU Medical Center- Emergency Medicine
- 4** Tisch Hospital
- 5** Skirball Institute of Bio Molecular Medicine
- 6** NYU Medical Science Building
- 7** Vein Center at NYU Langone Medical Center
- 8** Alexandria Center for Life Science
- 9** Bellevue Hospital Center
- 10** Bellevue Hospital Center School of Radiologic Technology
- 11** Hunter-Bellevue School of Nursing
- 12** NYU Rory Meyers College of Nursing
- 13** NYU Dental
- 14** NYU College of Dentistry
- 15** VA NY Harbor Healthcare System



