

A four-story brick building with a modern design. The upper three floors feature large, dark-framed windows. The ground floor has a dark, horizontal-slatted facade with a central wooden door and large glass windows on either side. The entrance is illuminated by warm lights. The building is set against a clear sky, with a taller glass skyscraper visible in the background to the right.

216 EAST 49



MIDTOWN EAST | 216^{EAST}49

ELEVATE IN MIDTOWN EAST

216 East 49th Street offers a five-story, build-to-suit boutique opportunity in Midtown East. Ownership will deliver a custom-built workspace tailored to healthcare and professional services users seeking privacy, efficiency, and precision. Steps from Grand Central, the building pairs quiet authority with central accessibility - an address designed to perform as intentionally as the businesses it serves.

| AVAILABLE SPACES

4 TH FLOOR	3,885	SF
5 TH FLOOR	3,885	SF

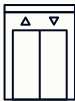
| HIGHLIGHTS



ACCESS



NATURAL LIGHT



ELEVATOR



THE SEA
FIRE GRILL



4TH FLOOR

OPEN CONCEPT | DIRECT ELEVATOR | NATURAL LIGHT | PRIVATE RESTROOM
BUILD OUT OFFERED BY THE LANDLORD.

3,885 RSF | ASK: INQUIRE WITHIN



5TH FLOOR

OPEN CONCEPT | DIRECT ELEVATOR | NATURAL LIGHT | PRIVATE RESTROOM
BUILD OUT OFFERED BY THE LANDLORD.

3,885 RSF | ASKING: PLEASE INQUIRE



Whether for law, healthcare,
finance, or fashion

216^{EAST} 49

Presents a versatile full-floor
opportunity designed to
accommodate professionals
across diverse industries.

LAW

HEALTHCARE

FINANCE

FASHION

TECH

MARKETING

A NEW DINING EXPERIENCE IN MIDTOWN EAST



INTRODUCING THE SEA FIRE GRILL

THE SEA FIRE GRILL



COMING SOON AT 216 E 49TH ST



RAYMOND JAMES

Blackstone

Colgate
Palmolive

CORNELL
UNIVERSITY

Weill Cornell
Medicine

NewYork-Presbyterian

troutman
pepper

PJT
Partners

W
WALDORF ASTORIA
HOTELS & RESORTS

THE PARLIAMENT



THE CONFERENCE BOARD

MANHATTAN
CARDIOLOGY
every beat counts



UNITED
NATIONS
TANZANIA

REGENXBIO

UBS

Renaissance

Child Mind
Institute

SMBC

Pomona
Capital

216 EAST
49

TOYOTA TSUSHO
AMERICA, INC.

LA PECORA BIANCA

JPMORGAN
CHASE & CO.

UNJSPF
United Nations Joint Staff Pension Fund

HSS
HOSPITAL FOR
SPECIAL SURGERY

Ukrainian Consulate
New York

MetLife

RISK
strategies
PART OF THE BROWN & BROWN TEAM

WOLFE
RESEARCH

UNITED NATIONS
PLAZA DENTAL



Consulate General
of the Federal Republic of Germany
New York



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BRAZIL
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THE NEIGHBORHOOD