

Building-within-a-Building Opportunity in the Heart of Midtown

133 West 52nd Street



Entire 6 th Floor	12,789 RSF
Entire 5 th Floor	12,789 RSF
Entire 4 th Floor	12,789 RSF
Entire 3 rd Floor	8,025 RSF
Entire 2 nd Floor	8,044 RSF
Total Available	55,436 RSF

Possession: Immediate **Term:** Negotiable

The Offering:

- New, well-capitalized ownership
- Single or multi-tenanted building
- Flexible floor plates can be tailored for user requirements
- Ideal for medical/healthcare use
- Multiple wet risers, and a floorplate that can accommodate a layout to include great natural late as well as patient privacy
- 12-Foot slab heights with floor-to-ceiling windows
- Access to extensive amenity center including fitness center with locker rooms, showers, sauna, steam room, conference room/lounge and golf simulator

Building Features:

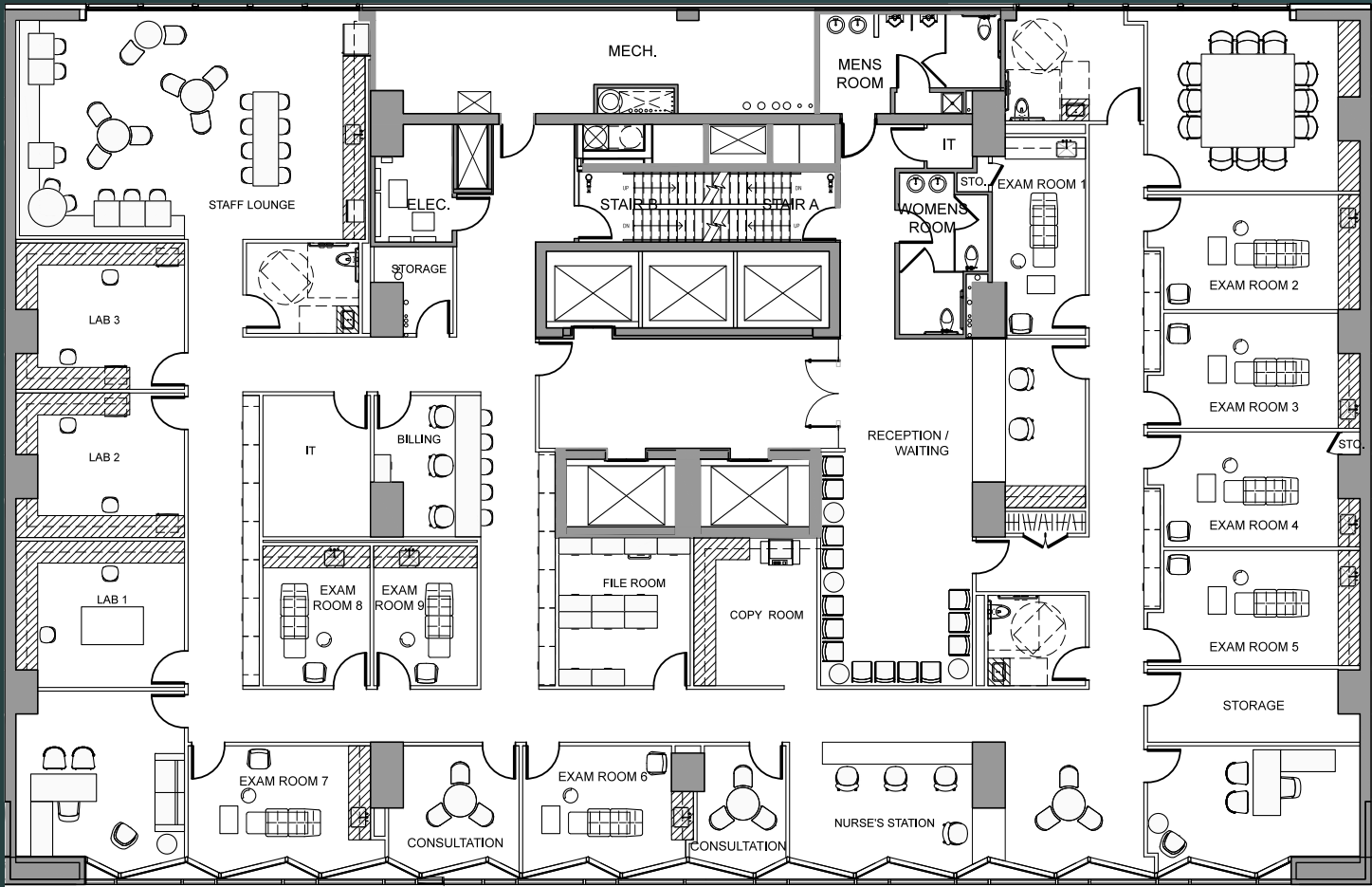
- Dedicated lobby
- Prime Midtown location
- Street-front signage opportunity
- Ability to accommodate leasehold condominium structure for entire building or floor-by-floor
- Outstanding Subway access – Steps from the **B** **D** **E** subway station at 53rd & Seventh with seven additional lines within a five minute walk



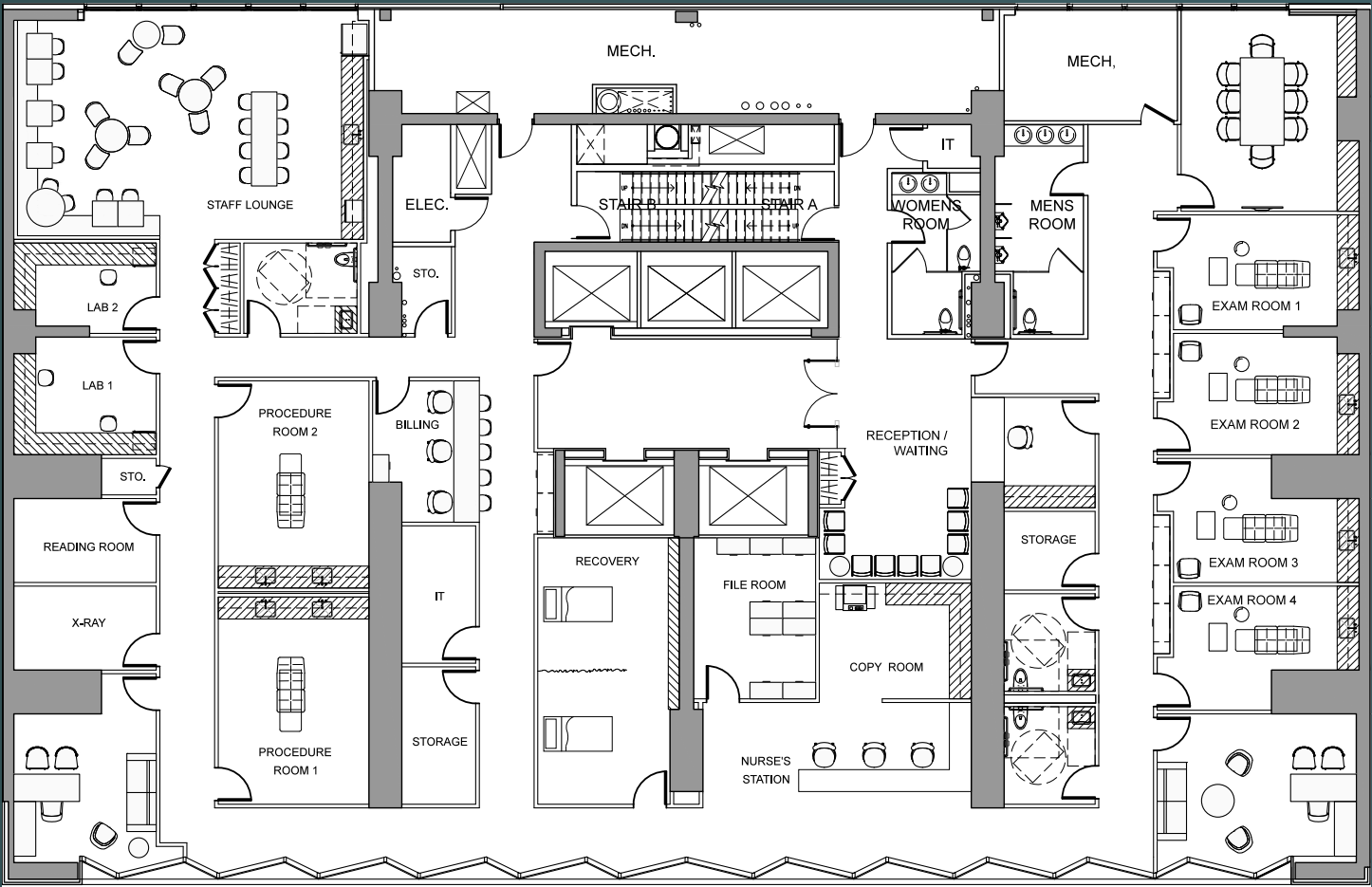


Single Tenant - Medical

Test-Fits | Floors 4 - 6 | 12,789 RSF each



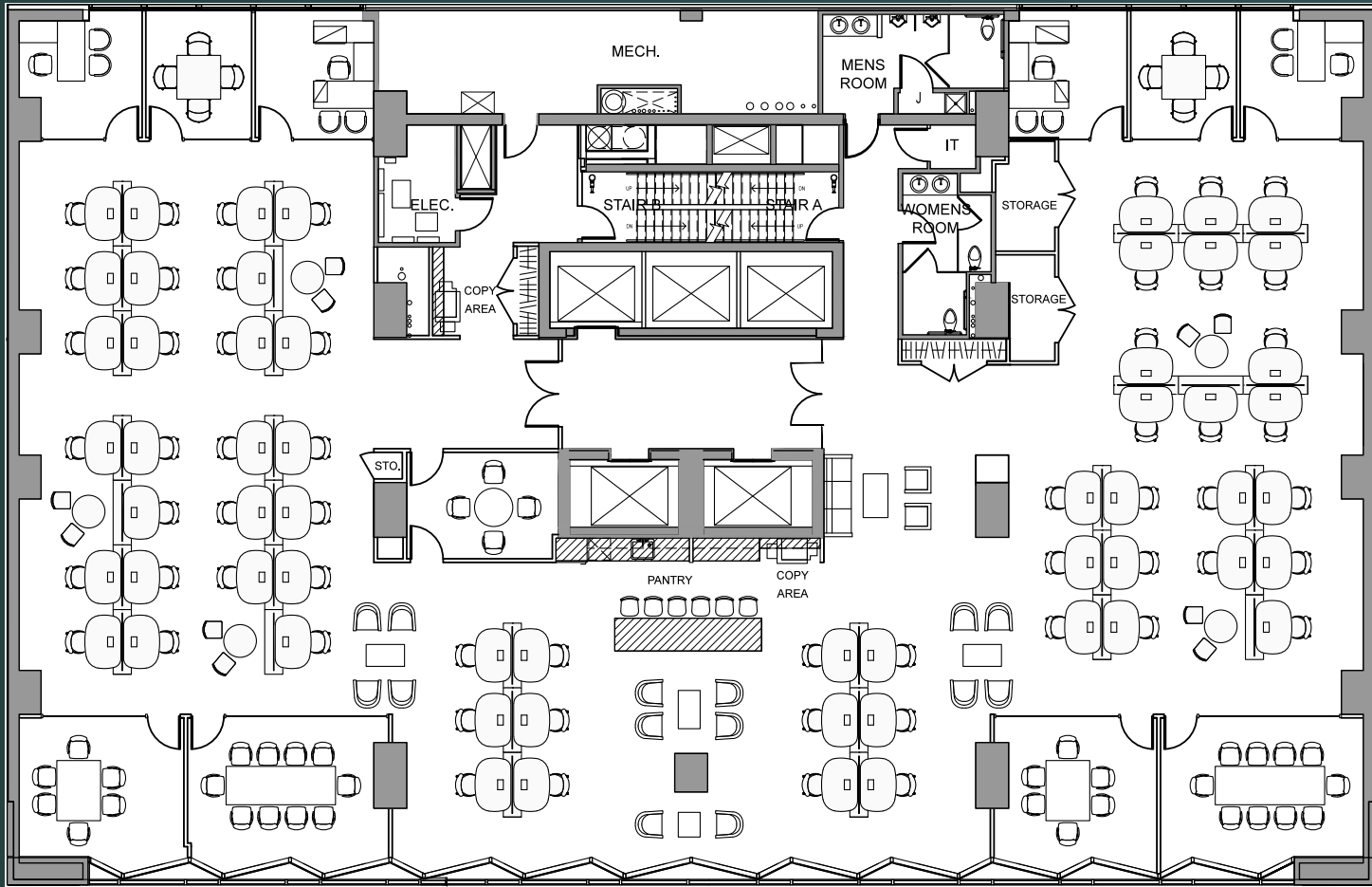
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|---|-------------------|---|-------------------|---|--------------|
| 2 | Doctor's Office | 3 | Lab | 1 | Copy Room |
| 1 | Nurse's Station | 1 | Conference Room | 1 | File Room |
| 1 | Billing | 2 | Consultation Room | 1 | IT Room |
| 1 | Reception/Waiting | 1 | Staff Lounge | 3 | ADA Restroom |
| 9 | Exam Rooms | 1 | Coat Closet | 2 | Storage Room |



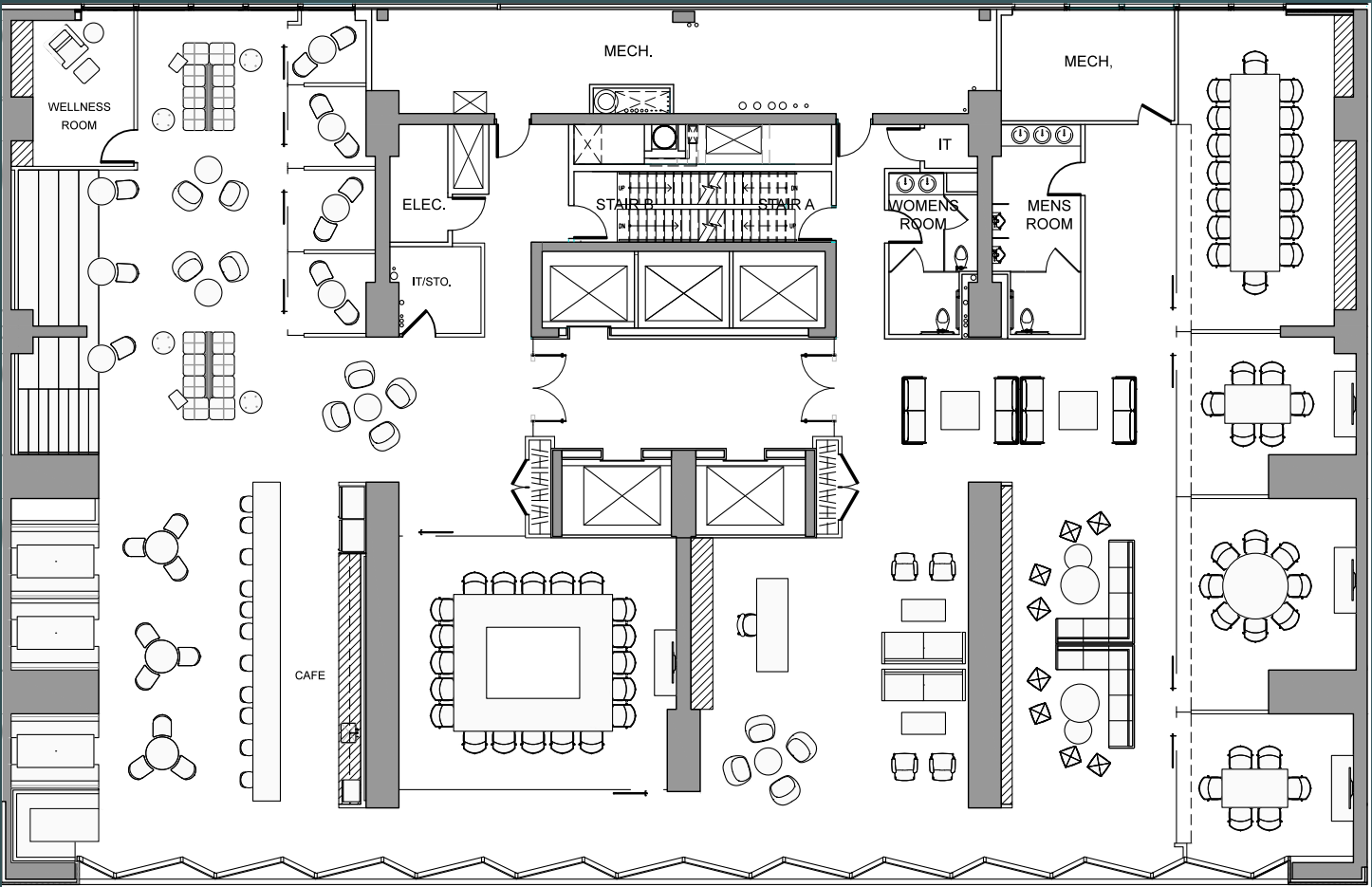
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|---|-------------------|---|-------------------|---|--------------|
| 2 | Doctor's Office | 1 | Recovery Room | 2 | Coat Closet |
| 1 | Nurse's Station | 3 | Lab | 1 | Copy Room |
| 1 | Billing | 1 | X-Ray | 1 | File Room |
| 1 | Reception/Waiting | 1 | Conference Room | 1 | IT Room |
| 4 | Exam Rooms | 2 | Consultation Room | 3 | ADA Restroom |
| 2 | Procedure Room | 1 | Staff Lounge | 4 | Storage Room |

Single Tenant - Office

Test-Fits | Floors 4 - 6 | 12,789 RSF each

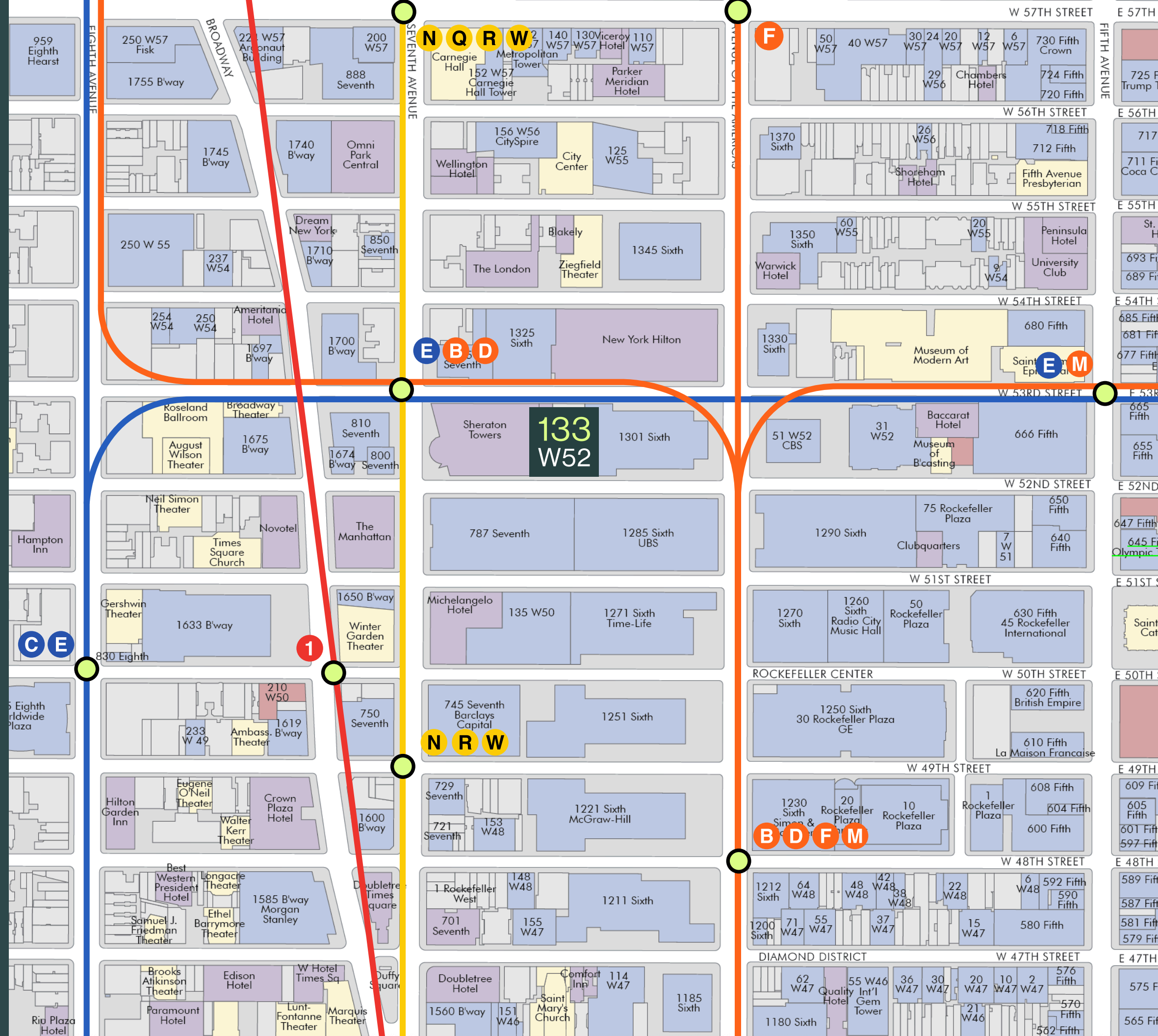


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|----|-----------------|---|-------------|
| 4 | Private Office | 1 | Pantry |
| 59 | Workstations | 2 | Coat Closet |
| 63 | Total Seats | 2 | Copy Area |
| 4 | Conference Room | 1 | IT |
| 3 | Meeting Room | 3 | Storage |



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|---|-----------------|---|---------------|
| 1 | Reception | 1 | Cafe |
| 1 | Total Seats | 2 | Coat Closet |
| 1 | Boardroom | 2 | IT |
| 4 | Conference Room | 1 | Wellness Room |
| 4 | Phone/Meeting | | |

Over 300,000 Office
Workers within a
Quarter Square Mile
of 133 W 52nd Street





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