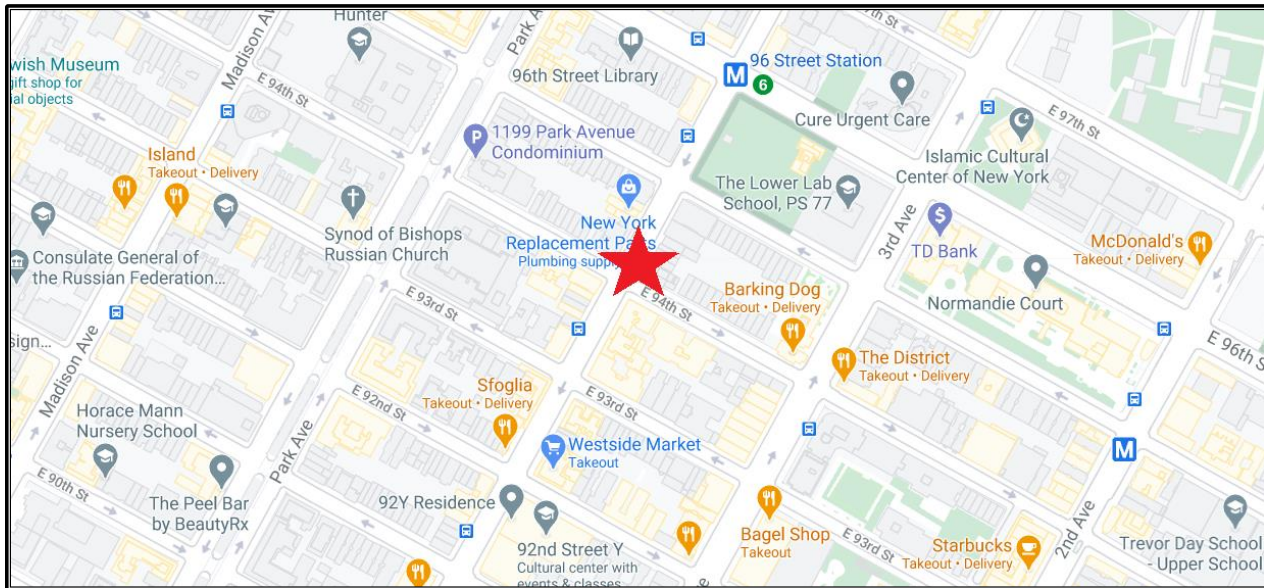


# Upper East Side Office

## 1449 Lexington Avenue

Northeast Corner of 94<sup>th</sup> Street

<i>Neighborhood</i>	Upper East Side
<i>Approximate Size</i>	1,400 sf ground floor 700 sf finished lower level 375 sf private rear garden
<i>Approximate Frontage</i>	76 Feet
<i>Ideal Uses</i>	Medical, Dental, Legal, Family Office Etc.
<i>Currently</i>	Vacant
<i>Rent</i>	\$12,000 monthly
<i>Possession</i>	Immediate
<i>Features</i>	10 rooms 20+ employee capacity High end renovation Attractive reception area Excellent condition New HVAC



For More Information Contact Exclusive Agent:

Rafe Evans • [rafeevans@walkermalloy.com](mailto:rafeevans@walkermalloy.com) • office 212.712.6186 • cell 917.701.4059

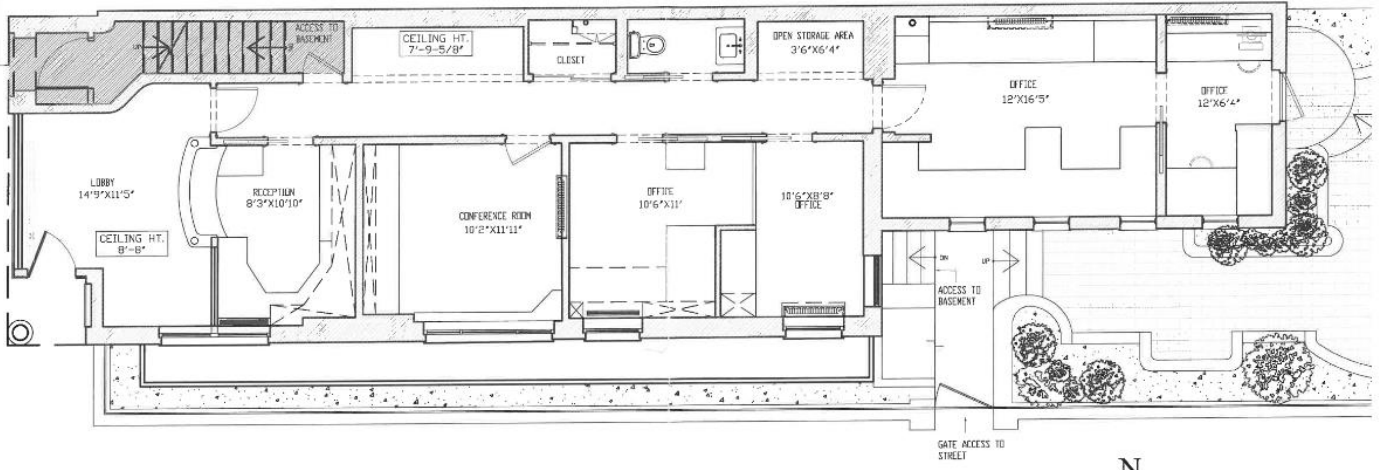
# WalkerMalloy

157 Columbus Avenue • New York NY 10023

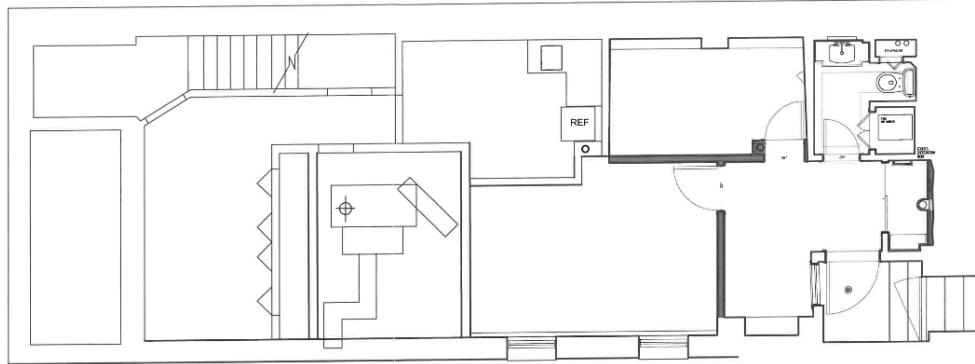
[walkermalloy.com](http://walkermalloy.com)

ALL INFORMATION IS SUBJECT TO, ERRORS, OMISSIONS, CHANGE, OR WITHDRAWAL WITHOUT NOTICE. Dimensions are approximate. One half of a commission is payable in accordance with our rate schedule to procuring broker executing our brokerage agreement, provided that a lease is fully consummated as described in said agreement. Our commission rate schedule is available upon request.

COMMON STAIR WELL  
ACCESS - TO 2ND, 3RD, &  
4TH FLOORS



1 FIRST FLOOR PLAN  
Scale: 3/16"=1'-0"



1 EXISTING BASEMENT PLAN  
Scale: 1/4"=1'-0"

