



1035 PARK AVENUE #1
CARNEGIE HILL

OFFICE CO-OP FOR SALE

PLATINUM

1035 PARK AVENUE #1

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Welcome to 1035 Park Avenue, a prime Park Avenue corner office rarely available. This is an extraordinary opportunity to own a highly sought-after, expansive corner office at 1035 Park Avenue and 86th Street, one of the most prestigious addresses on the Upper East Side. Boasting approximately 1,500 square feet of flexible space, this unit is in excellent condition and offers rare versatility, ideal for medical, residential, or live-work use.

This elegant office, with sun-filled exposures facing both Park Avenue and East 86th Street, offers maximum visibility and prestige. The space features a grand waiting room that can accommodate up to 15 guests, a spacious reception area, two large consultation rooms, and two exam rooms. Additionally, there are generous treatment rooms, three bathrooms, and a kitchenette. The office also has the potential to add an operating room.

This prime location is at the epicenter of major transportation, ensuring easy access for clients and residents alike. The office features a private Park Avenue entrance between 85th and 86th Streets, housed within a white-glove, full-service cooperative building with impeccable service and prestige.

This property can be acquired individually or as part of a premier medical co-op portfolio. The portfolio offers a strategic, scalable investment with long-term value, with 101 Central Park West #1B as an additional Manhattan location.

Additional highlights include exceptionally low maintenance of just \$5,582/month and a large private storage bin conveyed with purchase.

Don't miss this rare opportunity to own a premier office or residence in one of Manhattan's most coveted Park Avenue locations.

Interior Square Feet	1,500 SQFT
Price	\$595,000
Maintenance	\$5,582
Neighbors	Central Park Museum Mile Madison Avenue Lexington Avenue Park Avenue
Nearby Transportation	4 5 6 Q





VIRTUALLY STAGED



VIRTUALLY STAGED

EMG Room

VIRTUALLY STAGED



1035 PARK AVENUE

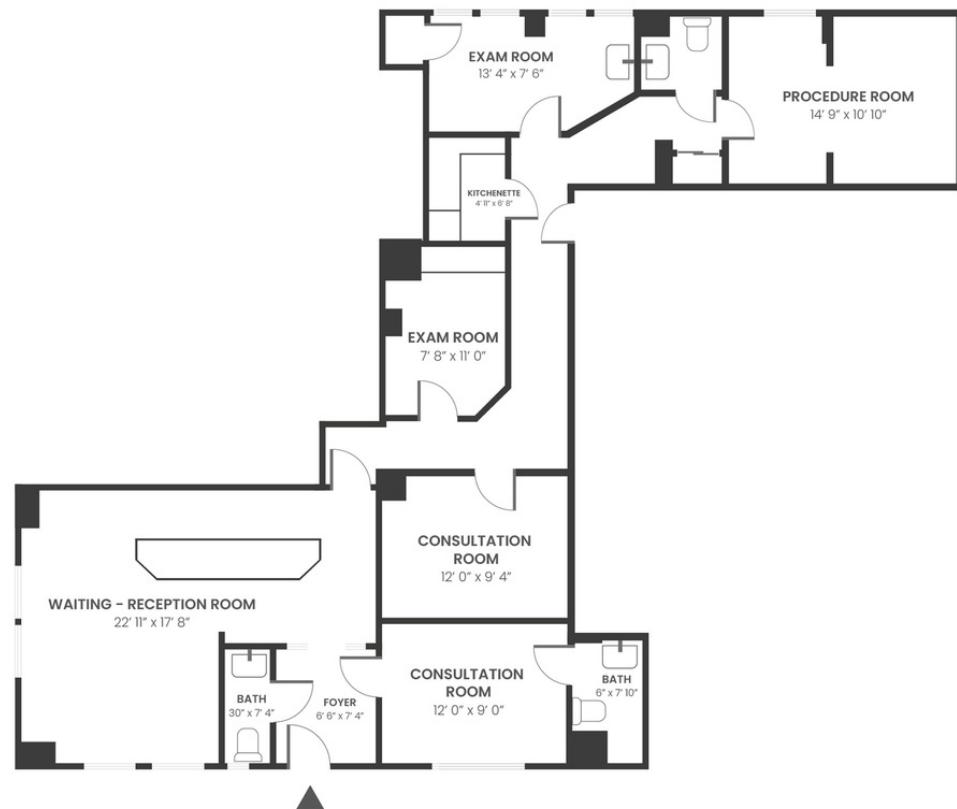
FLOOR PLAN

SPACE HIGHLIGHTS

Interior Square Feet
1,500 SQFT

Space Highlights

- Grand Waiting Room
- Spacious Reception Area
- Two Large Consultation Rooms
- Two Exam Rooms
- Generous Treatment Rooms
- Three Bathrooms and a Kitchenette
- Potential to Add an Operating Room.

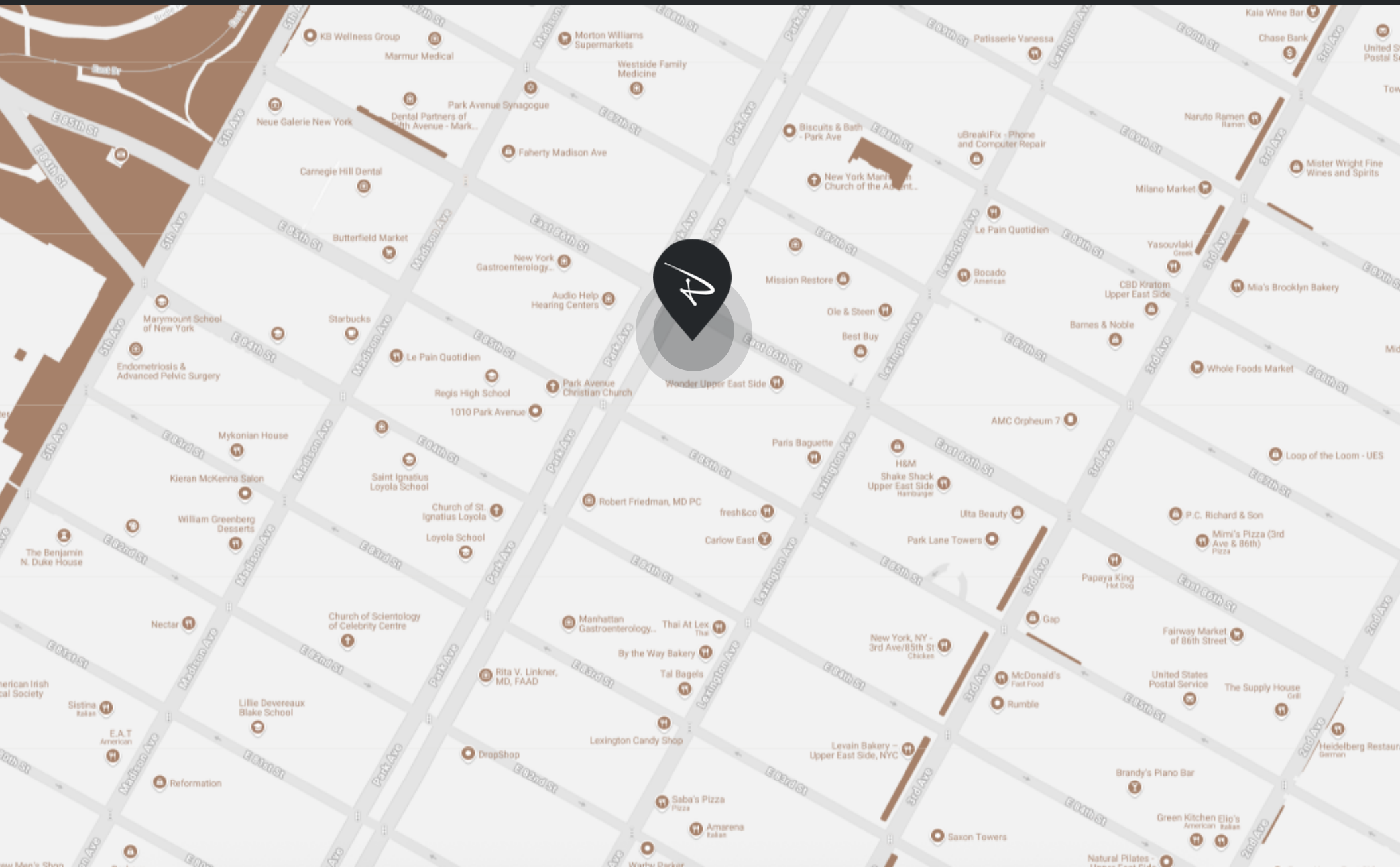


Floor plan is for illustrative purposes only. All dimensions are approximate and should be independently verified. Consult a licensed architect or other qualified professional regarding measurements, layout, legal use, and feasibility of any alterations.



1035 PARK AVENUE

NEIGHBORHOOD MAP



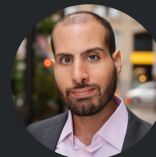
CONTACT



Jess Prichard
(917) 456-6804
jprichard@pp-nyc.com



Steven Evans
(646) 533-9589
sevans@pp-nyc.com



Jack Harary
646-270-3607
jharary@pp-nyc.com

OFFICE

Headquarters
100 Wall Street, Second Floor
New York, NY 10005
www.pp-nyc.com

