



1035 PARK AVENUE #1
CARNEGIE HILL

OFFICE CO-OP FOR SALE

Stalinus
COMMERCIAL

1035 PARK AVENUE #1

CARNEGIE HILL

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. Additional Manhattan locations include 101 Central Park West #1B and 11 E 87 St #1F.

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 \$599,000

Maintenance \$5,582

Neighbors Central Park

Museum Mile

Madison Avenue

Lexington Avenue

Park Avenue

Nearby Transportation 





VIRTUALLY STAGED



VIRTUALLY STAGED

EMG Room



VIRTUALLY STAGED

1350 PARK AVENUE

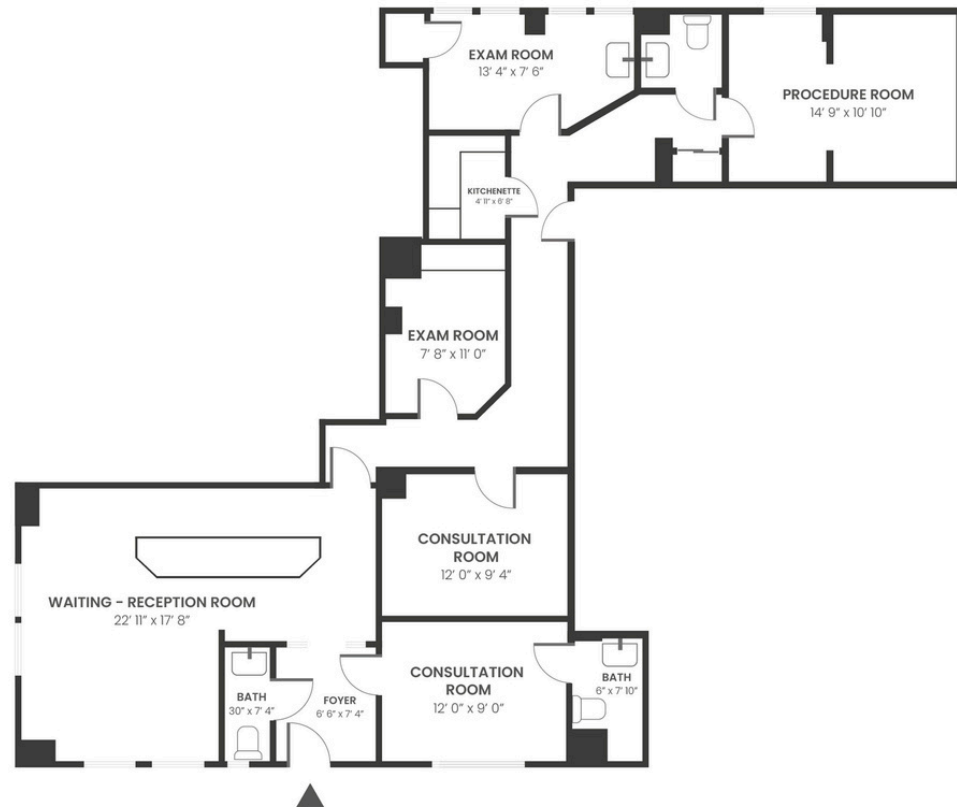
FLOOR PLAN

SPACE HIGHLIGHTS

Interior Square Feet
1,500 SQFT

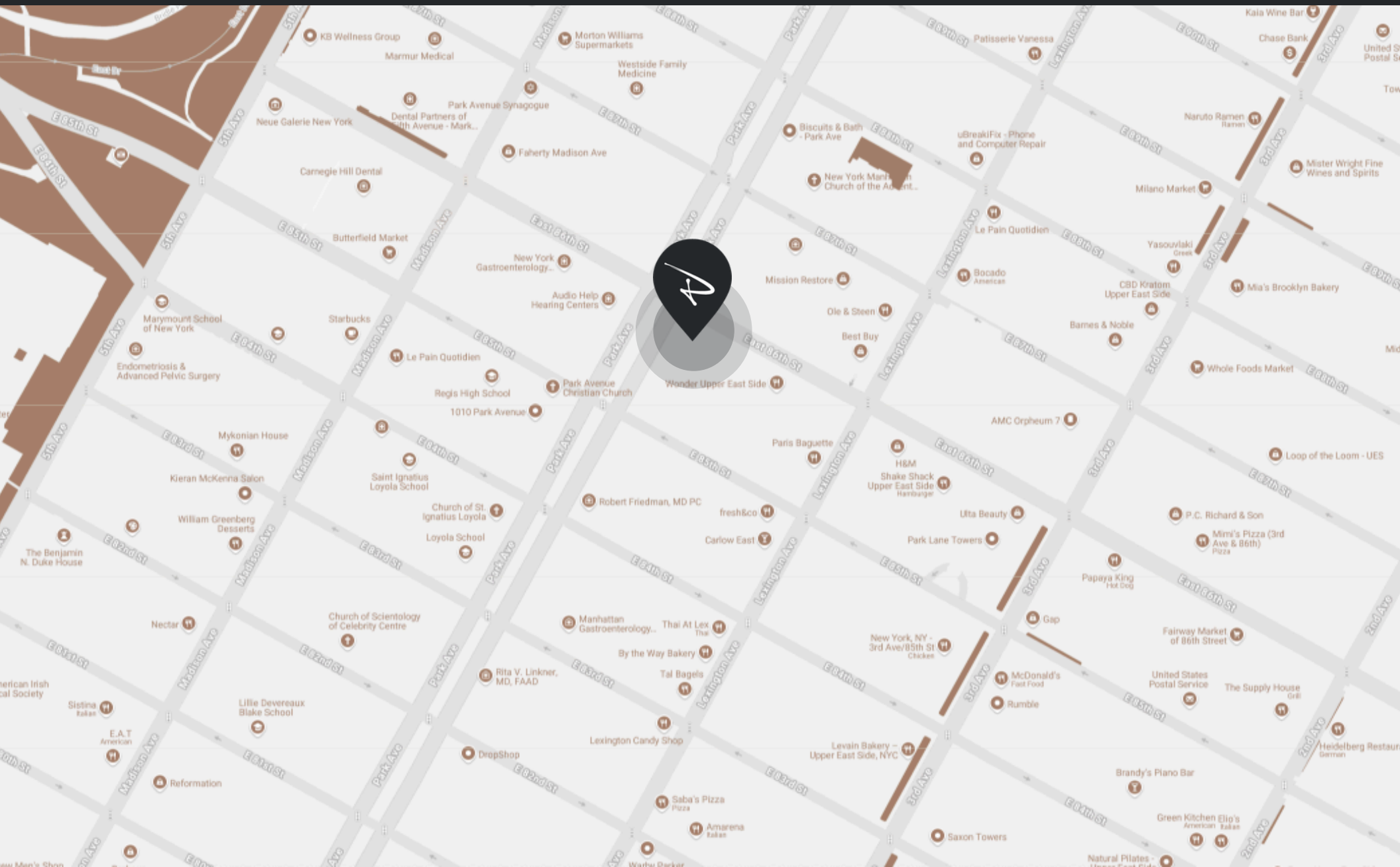
Space Highlights

- 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.



1035 PARK AVENUE

NEIGHBORHOOD MAP



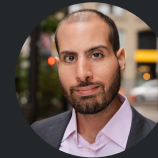
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