

# 50

## WEST 97<sup>TH</sup> STREET UPPER WEST SIDE, NYC

Between Central Park West & Columbus Avenue

MEDICAL/OFFICE FOR LEASE



### APPROXIMATE SIZE

Suite #01C: 865 SF (Dental Office)  
Suite #01E: 617 SF (Private Office)  
Suite #01I: 494 SF (Microneedling)

### ASKING RENT

~~Suite #01C: \$9,500/Month~~ Reduced  
Suite #01C: \$8,500/Month  
~~Suite #01E: \$3,250/Month~~ Reduced  
Suite #01E: \$3,000/Month  
~~Suite #01I: \$3,000/Month~~ Reduced  
Suite #01I: \$2,750/Month

### TERM

Negotiable

### POSSESSION

Immediate

### COMMENTS

- Renovated turn-key suites at the base of Central Park Gardens; a 243-unit full-service Upper West Side residential building
- Ideal for medical, wellness, or boutique professional uses
- Suite #01C: Former dental office, multiple operatories, reception area, and plumbing in place, perfect for general or specialty dental practice
- Suite #01E: Private office / medical use, flexible layout with strong natural light
- Suite #01I: Aesthetic / med spa space – previously occupied by a micro-needling practice, includes treatment room and infrastructure for cosmetic or wellness services

### NEIGHBORS

Central Park • Wonder • Mattress Firm • NYC Dog Walkers • Whole Foods • Birch Coffee • Effy's Café • Plantshed • Target • Sephora • TJ Maxx • Burlington • Chick-Fil-A • Home Goods • Glowbar

### TRANSPORTATION



### JAMES FAMULARO

President  
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### JORDAN LANGER

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**MERIDIAN**  
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

# 50 WEST 97TH STREET

UPPER WEST SIDE, NYC | Between Central Park West and Columbus Avenue

## MEDICAL/OFFICE FOR LEASE



INTERIOR | SUITE #01C

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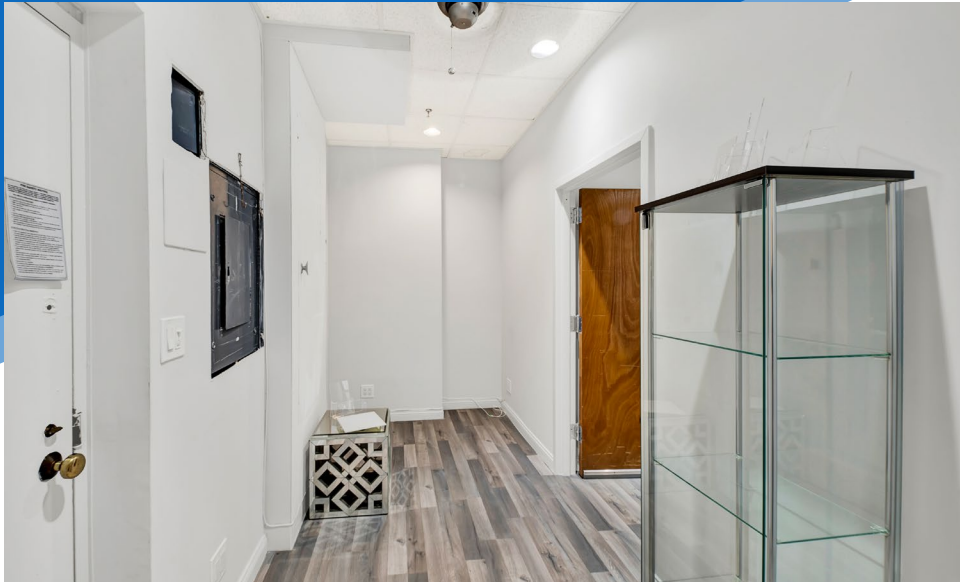
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# 50 WEST 97TH STREET

UPPER WEST SIDE, NYC | Between Central Park West and Columbus Avenue

## MEDICAL/OFFICE FOR LEASE



INTERIOR | SUITE #011

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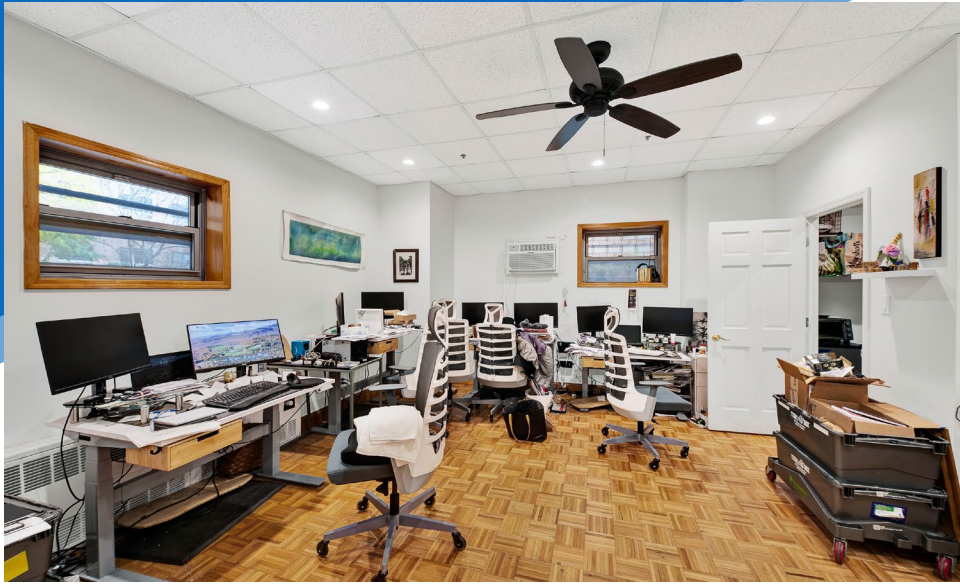
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# 50 WEST 97TH STREET

UPPER WEST SIDE, NYC | Between Central Park West and Columbus Avenue

## MEDICAL/OFFICE FOR LEASE



INTERIOR | SUITE #01E

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FLOOR PLAN



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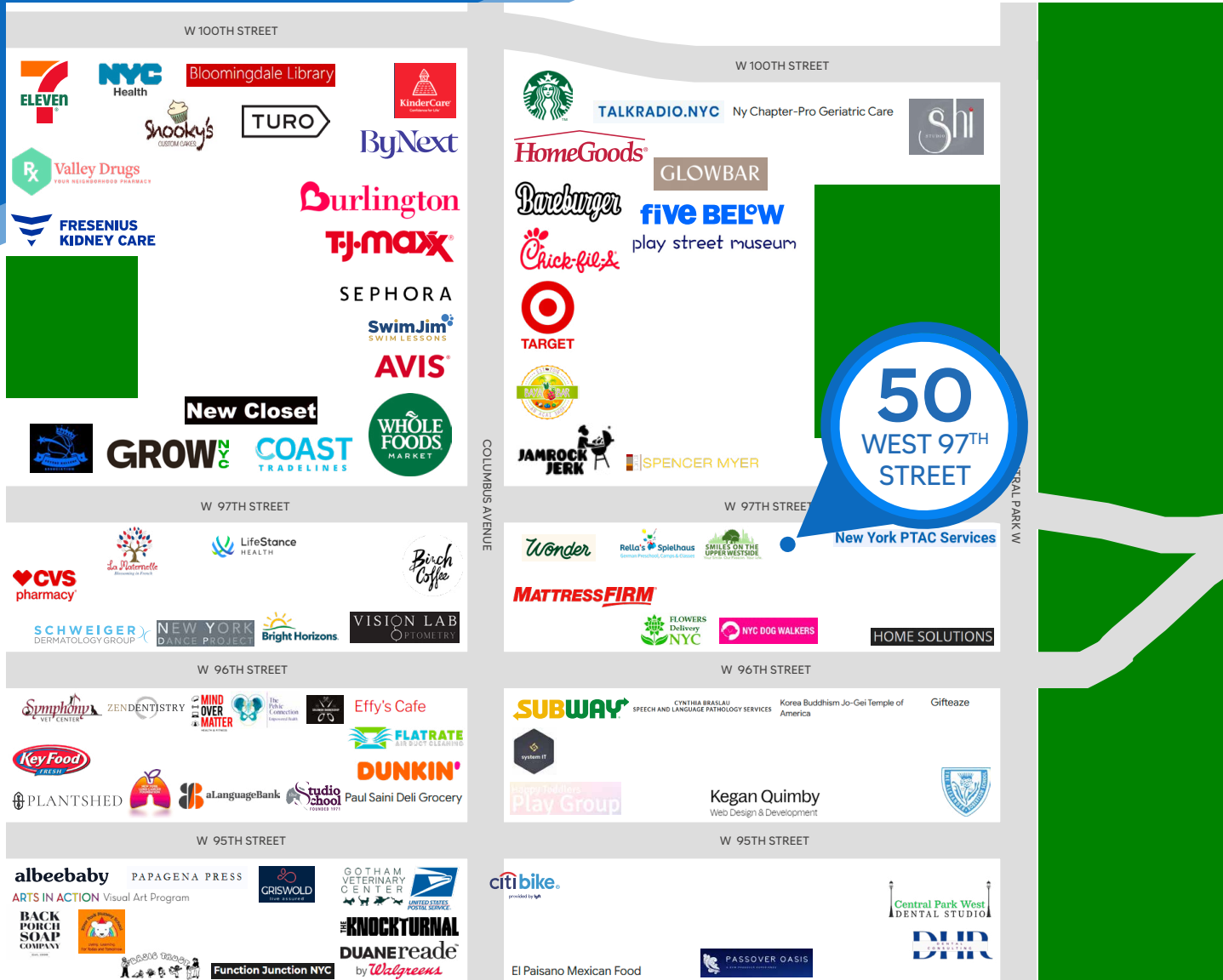
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# MEDICAL/OFFICE FOR LEASE



NEIGHBORS

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