



## 316-318 E 22nd St

316-318 E 22nd St, New York, NY 10010



**Brian Morgan**

Corcoran Group

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## 316-318 E 22nd St

\$1,725,000

Interior Layout: Multiple private offices and consultation rooms Open workspaces and reception area Half bathroom Private interior stairwell connecting both levels Mechanical and meter rooms Accessory storage areas Rear-facing windows providing natural light and ventilation Features: Hardwood floors, exposed brick, and 9' ceilings Sheetrock ceilings with mounted lighting Dedicated HVAC system 110/220V electrical service, individually metered Sprinkler system in cellar Building & Location: 7-story mixed-use elevator building Located on a quiet, tree-lined block between First and Second Avenues Transportation includes: 6 train, M23/M15/M101 buses, and FDR Drive Surrounded by parks, restaurants, cafes, and retail Close to major medical centers and Midtown business district...



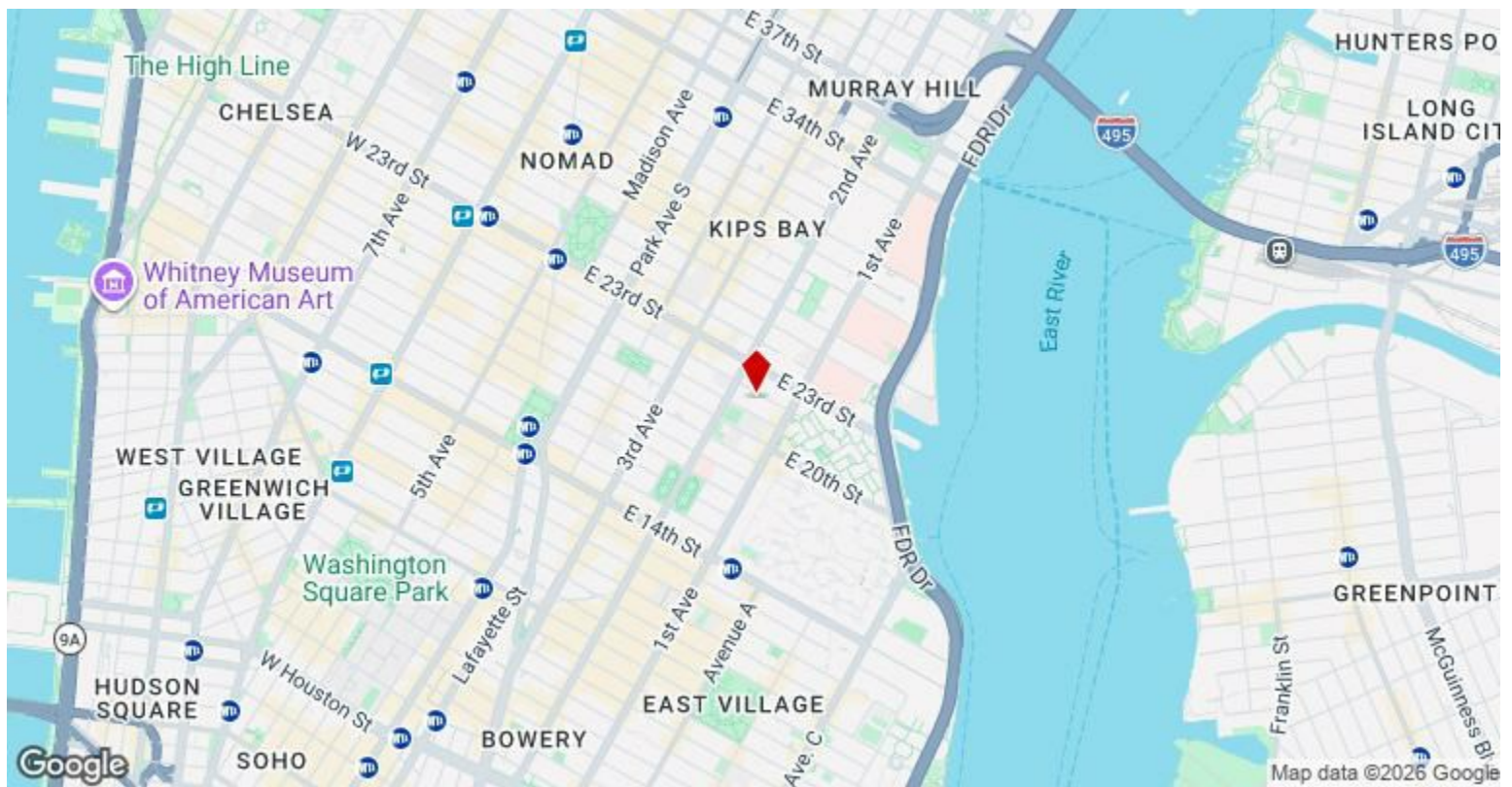
|                     |                              |
|---------------------|------------------------------|
| Price:              | \$1,725,000                  |
| Unit Size:          | 3,102 SF                     |
| No. Units:          | 1                            |
| Property Type:      | Multifamily                  |
| Property Subtype:   | Apartment                    |
| Sale Type:          | Investment or Owner User     |
| Building Class:     | B                            |
| Floors:             | 7                            |
| Typical Floor Size: | 3,285 SF                     |
| Year Built:         | 2010                         |
| Lot Size:           | 0.09 AC                      |
| Walk Score ®:       | 100 (Exceptionally friendly) |
| Transit Score ®:    | 100 (Exceptionally friendly) |

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## Major Tenant Information

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| Tenant                        | SF Occupied | Lease Expired |
|-------------------------------|-------------|---------------|
| Gramercy Information Tech LLC | -           |               |



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- Half bathroom
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#### Features:

- Hardwood floors, exposed brick, and 9' ceilings
- Sheetrock ceilings with mounted lighting
- Dedicated HVAC system
- 110/220V electrical service, individually metered
- Sprinkler system in cellar

#### Building & Location:

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## Property Photos



## Property Photos



## Property Photos



Lobby



Interior Photo

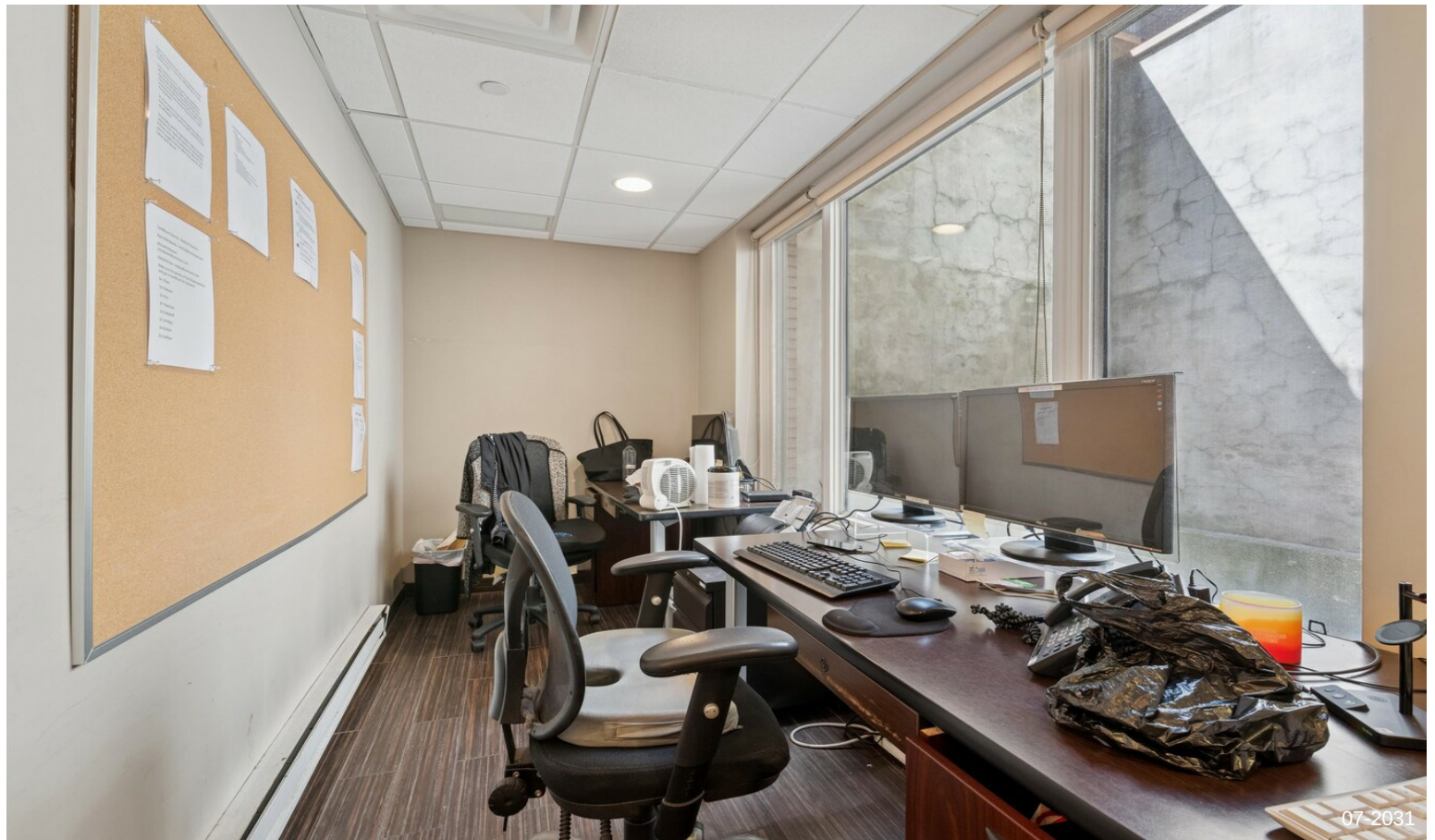
## Property Photos



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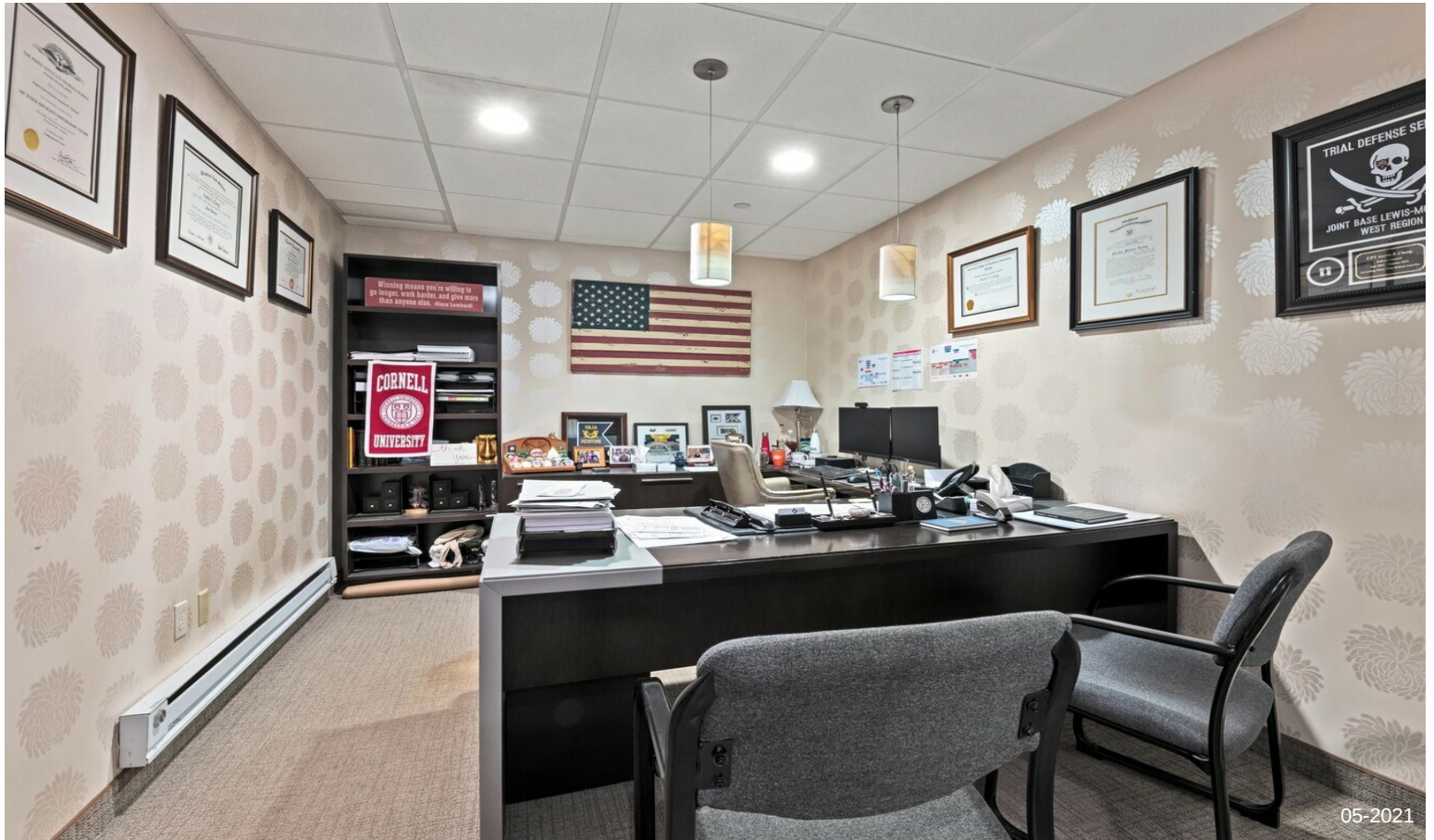


16-2076



19-2091

## Property Photos



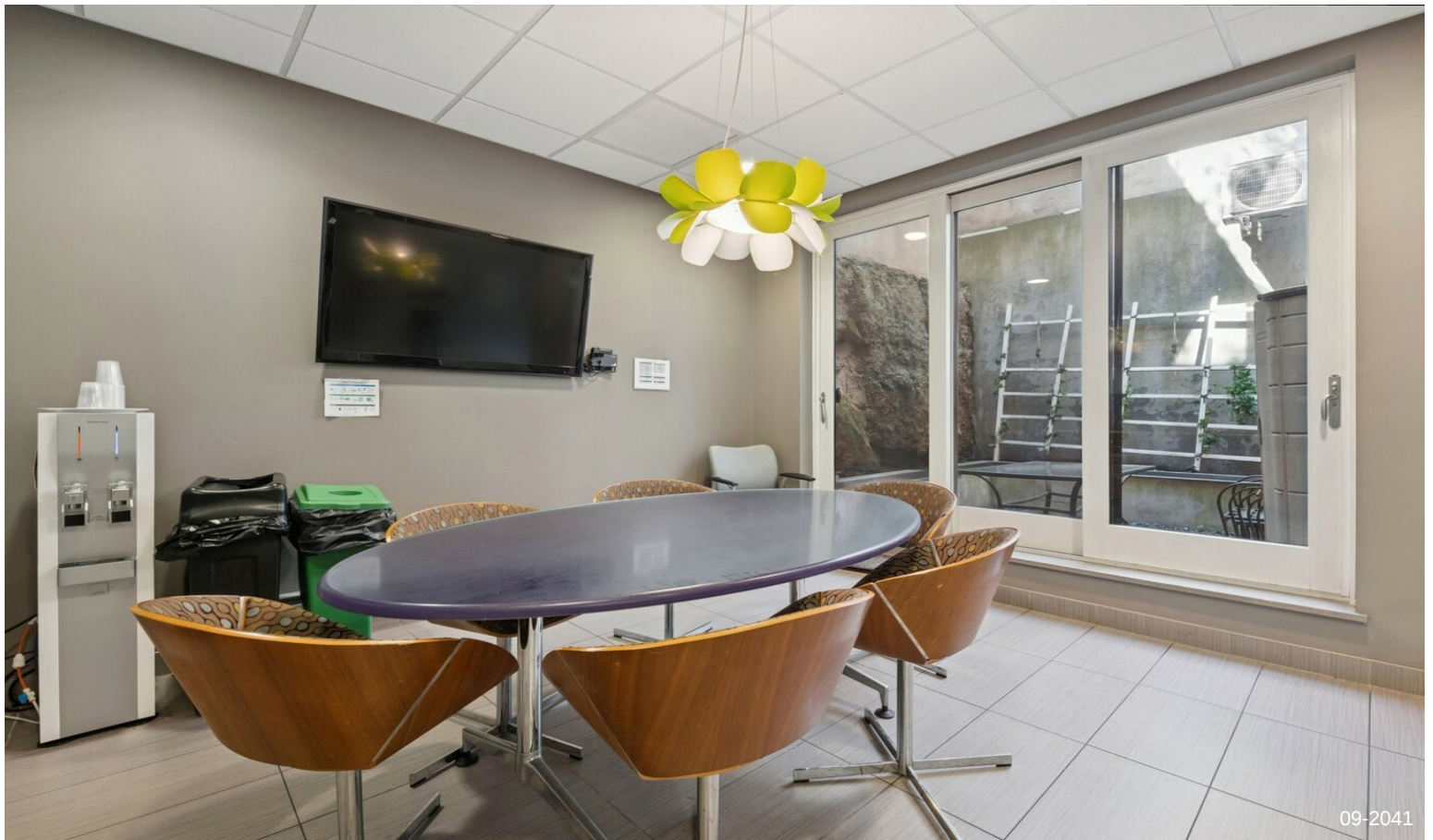
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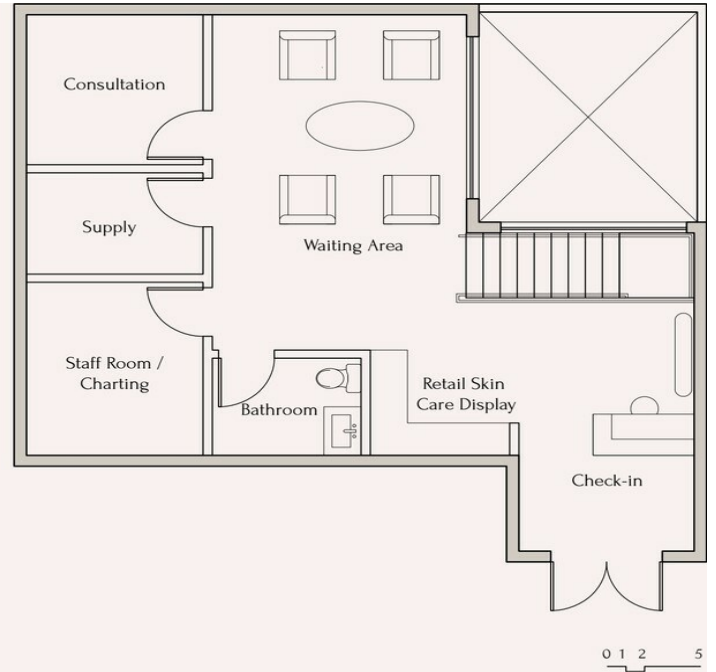
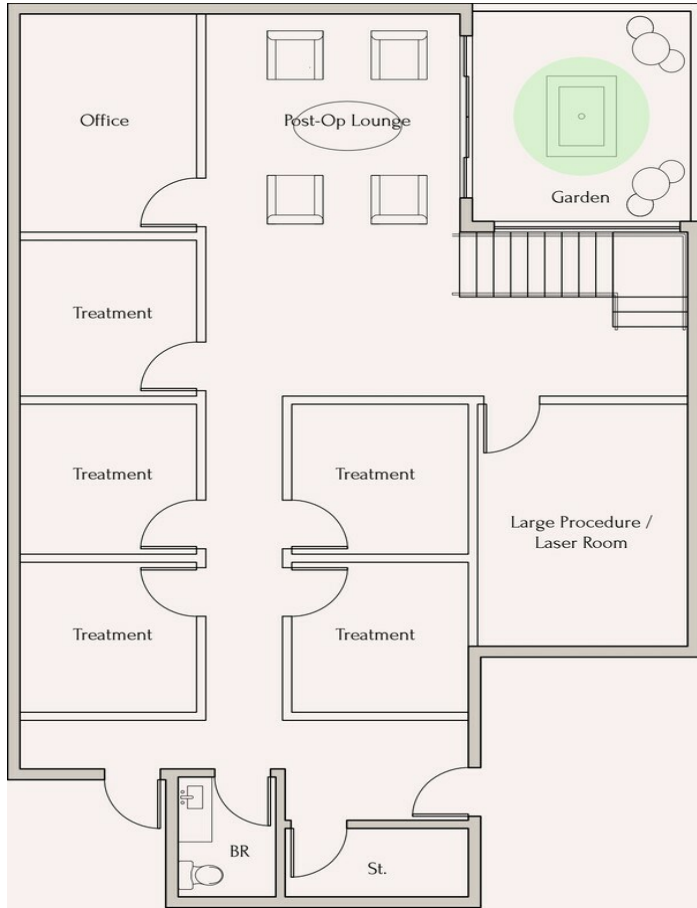
Property Photos



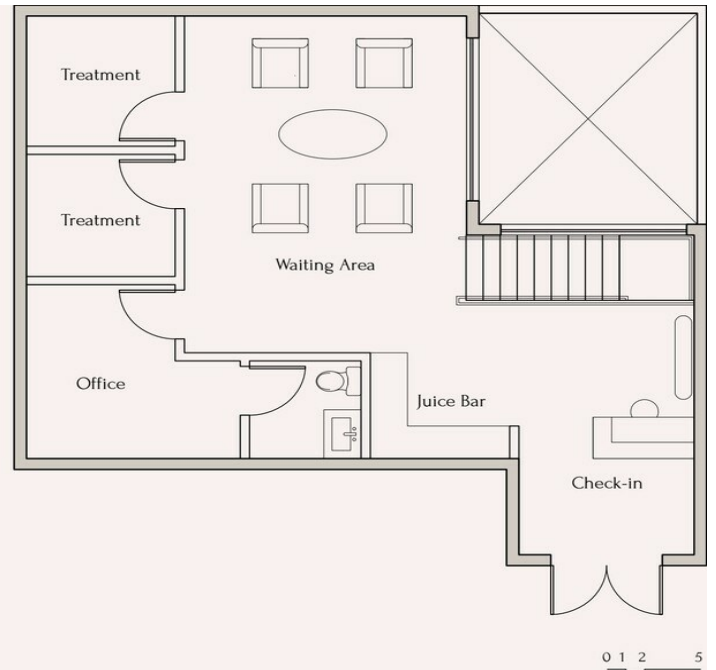
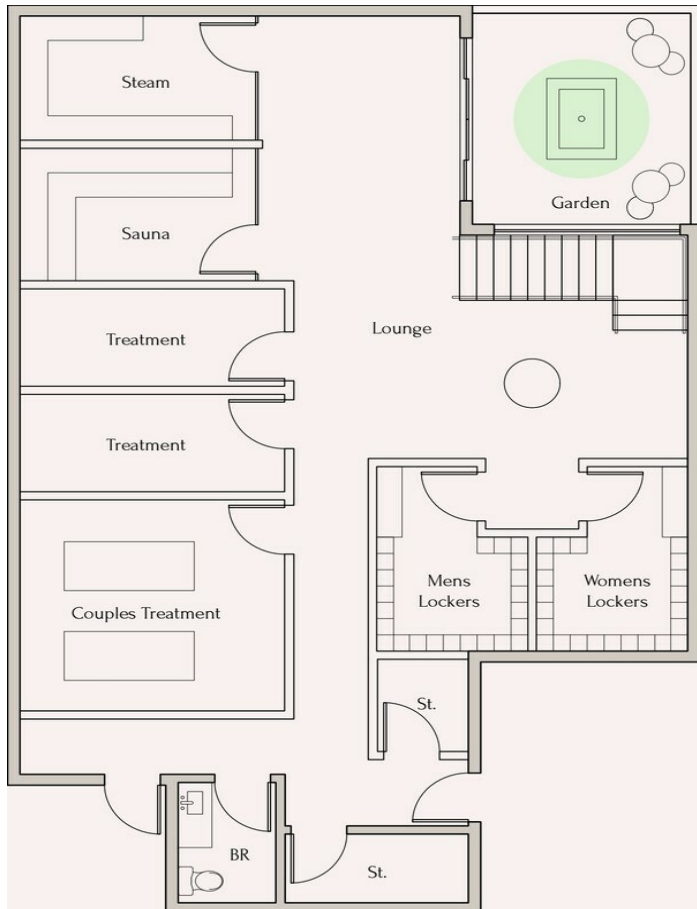
18-2086



# Property Photos



Medical Layout



Spa/Wellness Layout