

PRIME UPPER EAST SIDE
PROFESSIONAL CO-OP OFFICE FOR SALE

**75 EAST END AVENUE
NEW YORK, NY 10028**

Eastside of the Avenue
Between 82nd / 83rd Streets

HELLER

ORGANIZATION

EXCLUSIVE AGENT

PROPERTY INFORMATION

FIRST SALE IN OVER 30 YEARS

APPROX. OFFICE SF: 1,100 SF

USE: PROFESSIONAL OFFICE / MEDICAL

FINANCING: 65%

TAX DEDUCTIBILITY: 50%

MONTHLY MAINTENANCE: \$2,400

PARKING: GARAGE IN BUILDING

DESCRIPTION

Professional Co-op office for sale – 1,100 SF with direct street entry as well as 2 additional interior doors providing direct access to the building lobby.

Currently a law office configured with 3 private offices - 2 with large street facing windows, 2 bathrooms - one with shower, interior storage closet and a media/utility closet. Spacious entry/reception area and interior common space for support staff.

Over 20' of street frontage with large street facing windows providing air and light to 2 offices.

Monthly maintenance charges of \$2,400, \$28,800/yr including all taxes, utilities, trash removal and sidewalk snow removal.



SCAN FOR A VIDEO TOUR

HELLER
ORGANIZATION



PRICE REDUCTION \$849,000



EXCLUSIVE AGENT

LOU MOSKOWITZ
lou@hellerorg.com
917.671.6844

STEPHEN WEBER
stephen.weber@hellerorg.com
917.526.2663

OFFICE PHOTOS

STREET ENTRY



ENTRY RECEPTION



CONFERENCE ROOM



COMMON SPACE



SCAN FOR A VIDEO TOUR

EXCLUSIVE AGENT

LOU MOSKOWITZ
lou@hellerorg.com
917.671.6844

STEPHEN WEBER
stephen.weber@hellerorg.com
917.526.2663

HELLER
ORGANIZATION

OFFICE PHOTOS

MAIN OFFICE



REAR OFFICE



SCAN FOR A VIDEO TOUR

EXCLUSIVE AGENT

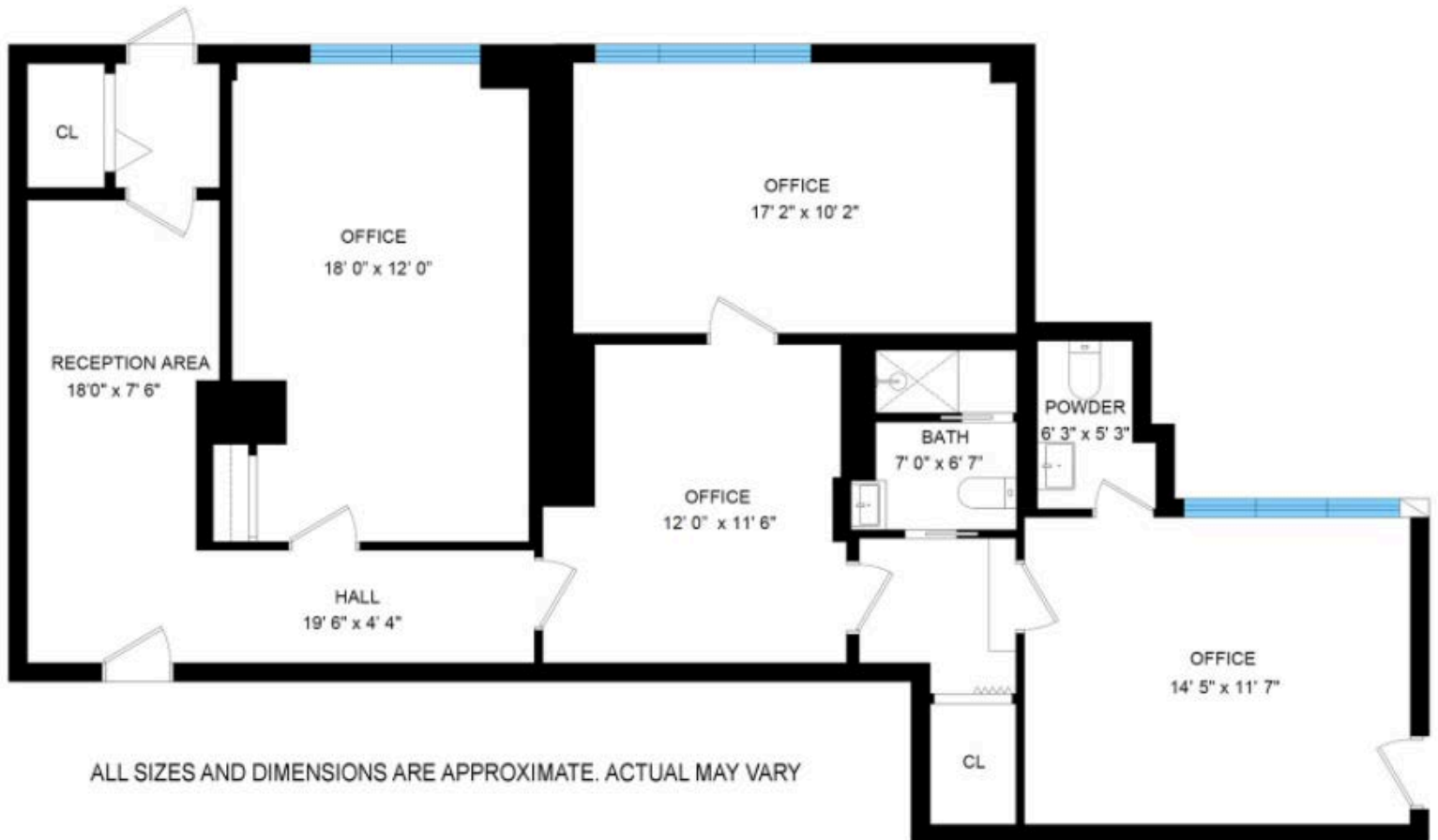
LOU MOSKOWITZ
lou@hellerorg.com
917.671.6844

STEPHEN WEBER
stephen.weber@hellerorg.com
917.526.2663

HELLER
ORGANIZATION

FLOORPLAN

75 EAST END AVENUE, COMMERCIAL



SCAN FOR A VIDEO TOUR

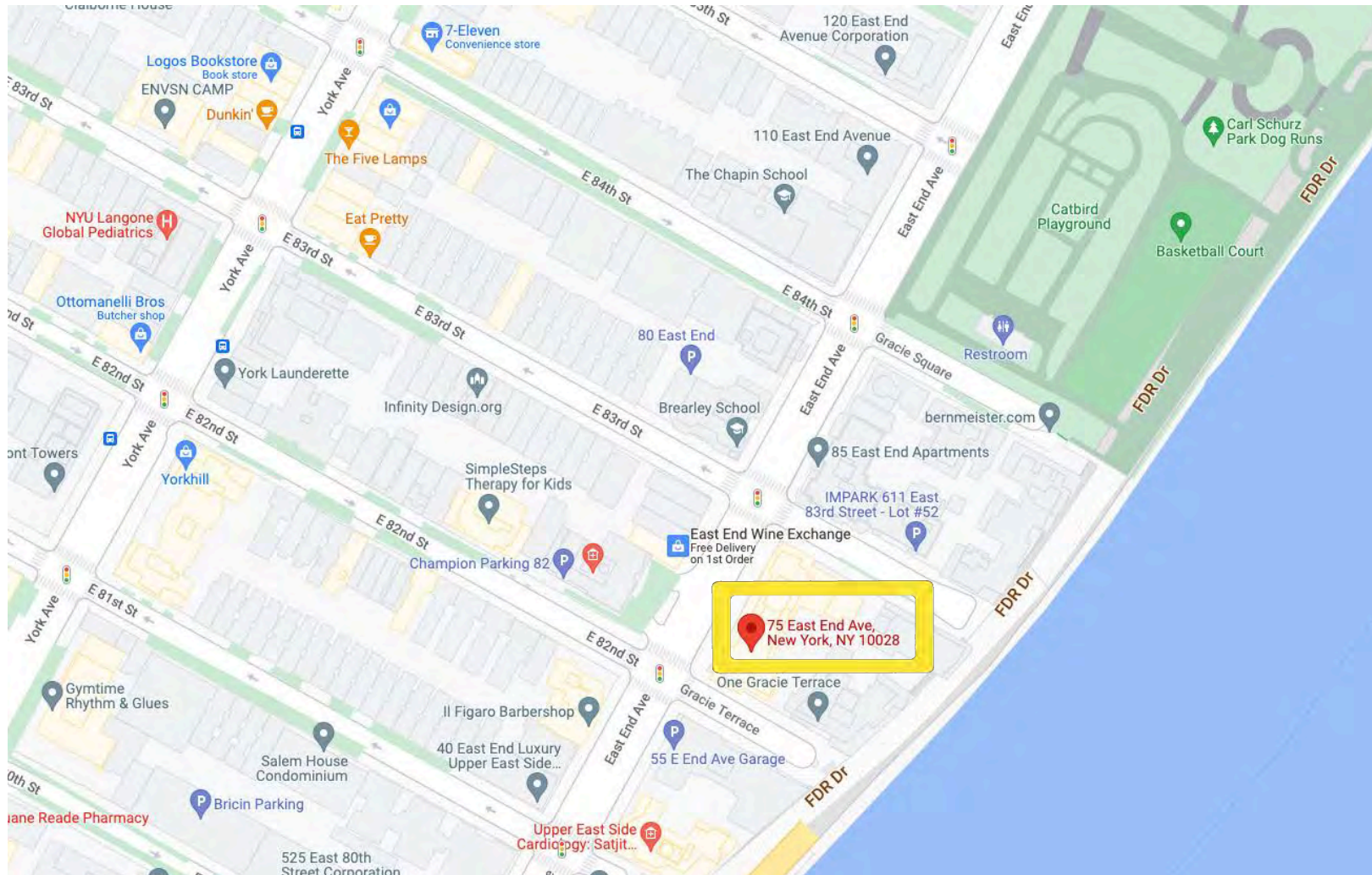
EXCLUSIVE AGENT

LOU MOSKOWITZ
lou@hellerorg.com
917.671.6844

STEPHEN WEBER
stephen.weber@hellerorg.com
917.526.2663

HELLER
ORGANIZATION

NEIGHBORHOOD MAP



SCAN FOR A VIDEO TOUR



EXCLUSIVE AGENT

LOU MOSKOWITZ
lou@hellerorg.com
917.671.6844

STEPHEN WEBER
stephen.weber@hellerorg.com
917.526.2663