

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 (**\$720 PSF**)

**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.



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**PRICE REDUCTION \$795,000**



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# OFFICE PHOTOS

## STREET ENTRY



## ENTRY RECEPTION



## CONFERENCE ROOM



## COMMON SPACE



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# OFFICE PHOTOS

## MAIN OFFICE



## REAR OFFICE



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# FLOORPLAN

75 EAST END AVENUE, COMMERCIAL



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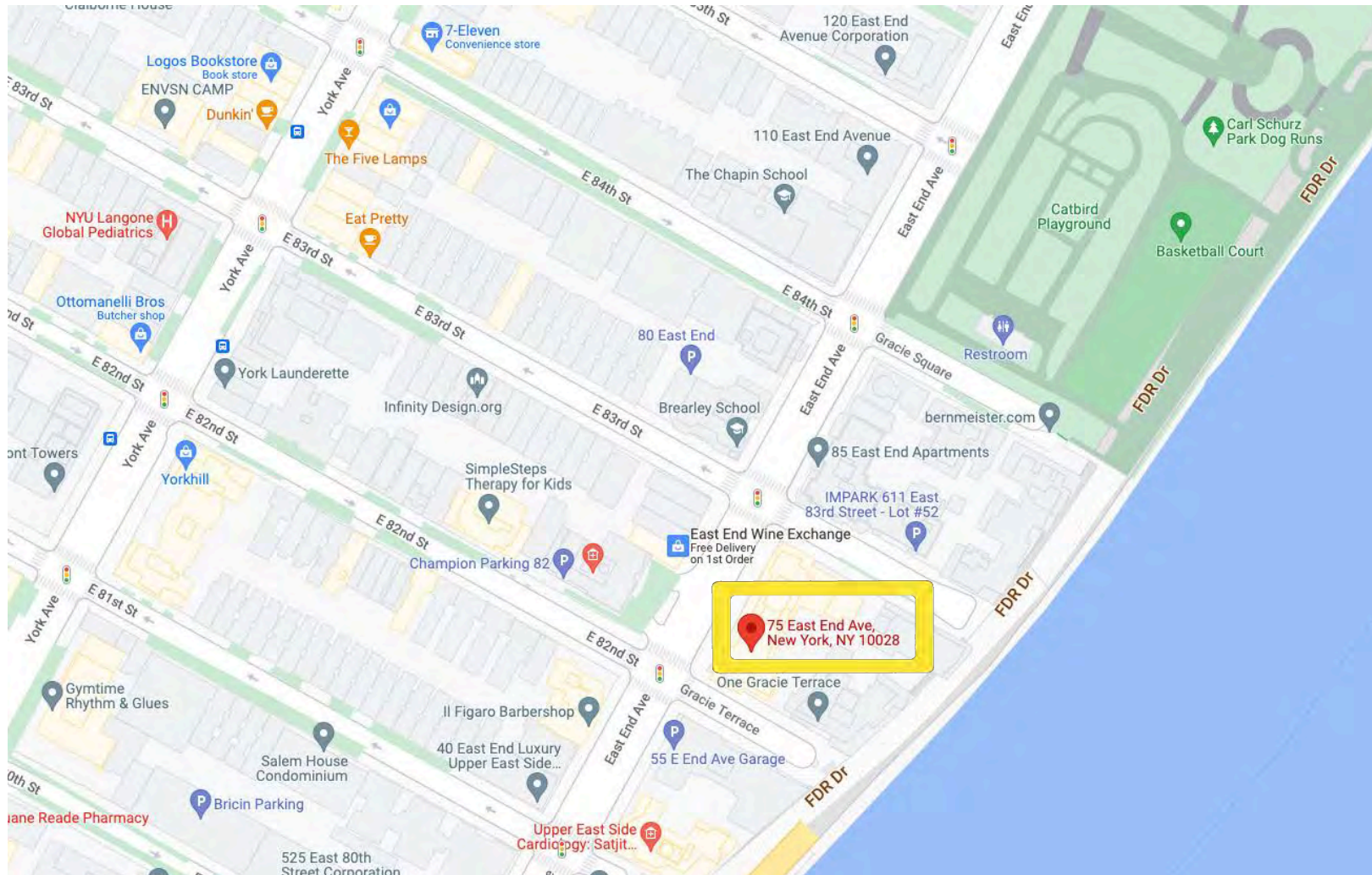
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# NEIGHBORHOOD MAP



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