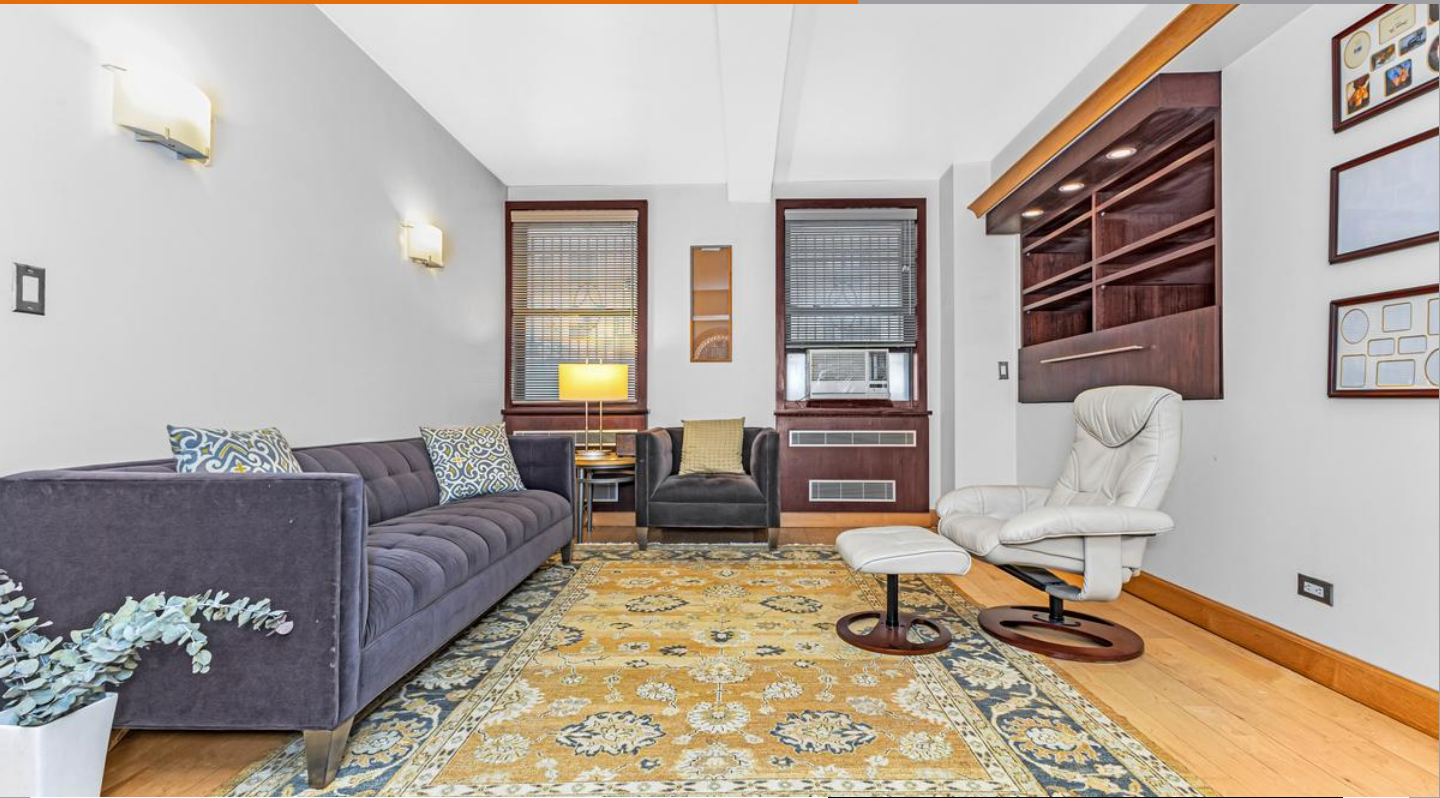


132 East 72nd Street

Between Lexington Avenue & Park Avenue
New York, NY 10021

HELLER

ORGANIZATION



SIZE: Approx. 500 SF - Ground Floor

POSSESSION: Immediate

SALES PRICE: Upon Request

COMMENTS:

- Full-Service Prewar Co-op w/ only 16 units + PT Doorman
- Spacious & functional layout w/ large front office, separate waiting room + 2 oversized windows
- Renovated w/ full marble bath & stand-up shower + custom kitchenette and concealed appliances: sink, under-counter fridge, microwave & storage
- Premium finishes including: hardwood maple flooring, built-in bookcases w/ drop-leaf desk, custom cove and scone lighting, and high-end millwork (doors, moldings & granite window sills)
- Brand new windows & designer window treatments, A/C in both rooms, and front entry w/ generous closets & discreet rear service door
- Approved by the board for professional use, with potential residential conversion (pending board, city & legal approvals and a new Certificate of Occupancy)

CONTACT EXCLUSIVE AGENTS:



JOSH SINGER

josh@hellerorg.com

917.332.7530



GEOFFREY WIGDOR

gwigdor@bhsusa.com

646.623.1392

54 West 21st Street, Suite 608 | New York, NY 10010 | 212.366.5034 | retail@hellerorg.com

All information is from sources deemed reliable. No representation is made and we do not guarantee the accuracy of any information provided. All information must be independently verified. The value of any real estate investment is dependant on a variety of factors and should be evaluated carefully by prospective purchasers and/or tenants.

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PHOTOS:



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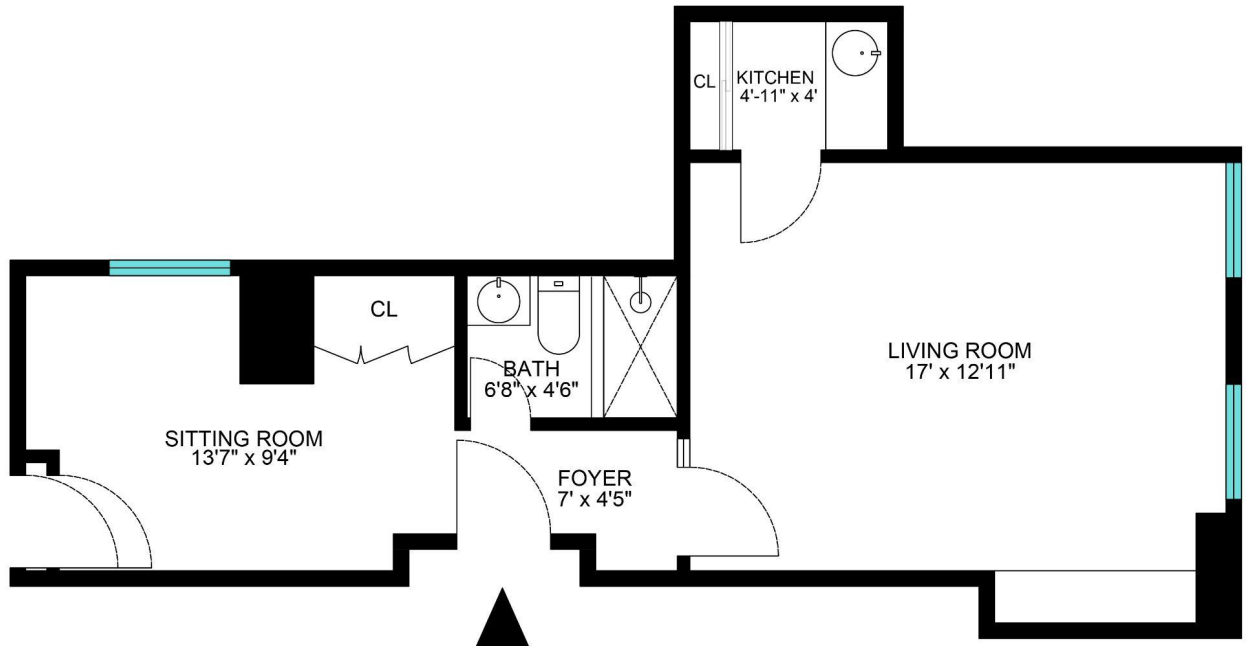
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FLOOR PLAN:

132 East 72nd Street, Office



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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