

LINCOLN PROPERTY COMPANY IS PLEASED TO OFFER THE FOLLOWING SPACE FOR SALE OR LEASE:



120 EAST 36TH STREET 1C

Between Park & Lexington Avenues

PROPERTY FEATURES

- Post-war Co-op Professional Office
- Ground Floor
- Entrance directly off lobby
- Attended lobby 7-days/week, 8-hrs/day
- Hardwood Floors Throughout
- Thru-Wall A/C
- Prime Murray Hill location proximate to Grand Central, Herald Square & Penn Station.
- Lobby Renovation is planned
- Flexible Layout: 2 Large Private Offices with Northern Exposure, One Large Internal Office, Large Waiting Room, Internal Office or Storage Room, 1 Full Bath and 1 Half Bath
- Ideal for a Multitude of Professionals including Medical, Legal, Accounting, or Therapists
- Other Uses May Be Considered

FOR LEASING INFORMATION:

CHRISTINA DE JESUS

917.470.1091
CDEJESUS@LPC.COM

MIRIAM ARAUJO

646.479.9611
MIRIAMDONALD@HOTMAIL.COM

PRICE: \$850,000

APPROXIMATE SF: 1,100 SF

MAINTENANCE: \$2,954/MO.

FLIP TAX : N/A

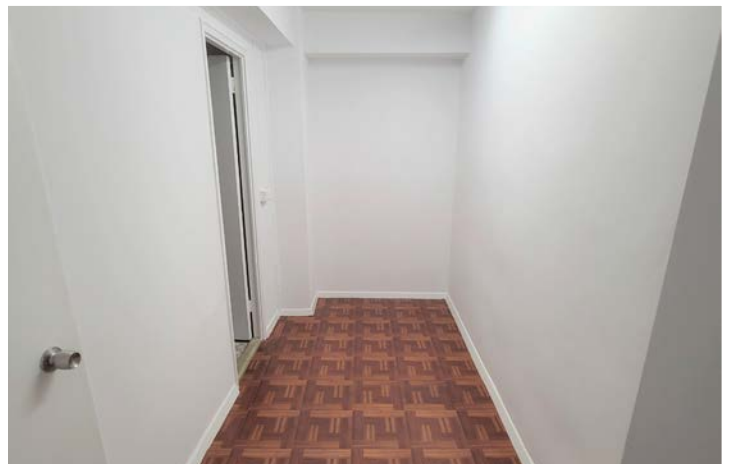
MAX FINANCING: 75%

RENT: PRICING AVAILABLE UPON REQUEST

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SPACE PHOTOS

120 East 36th Street 1C • New York, NY



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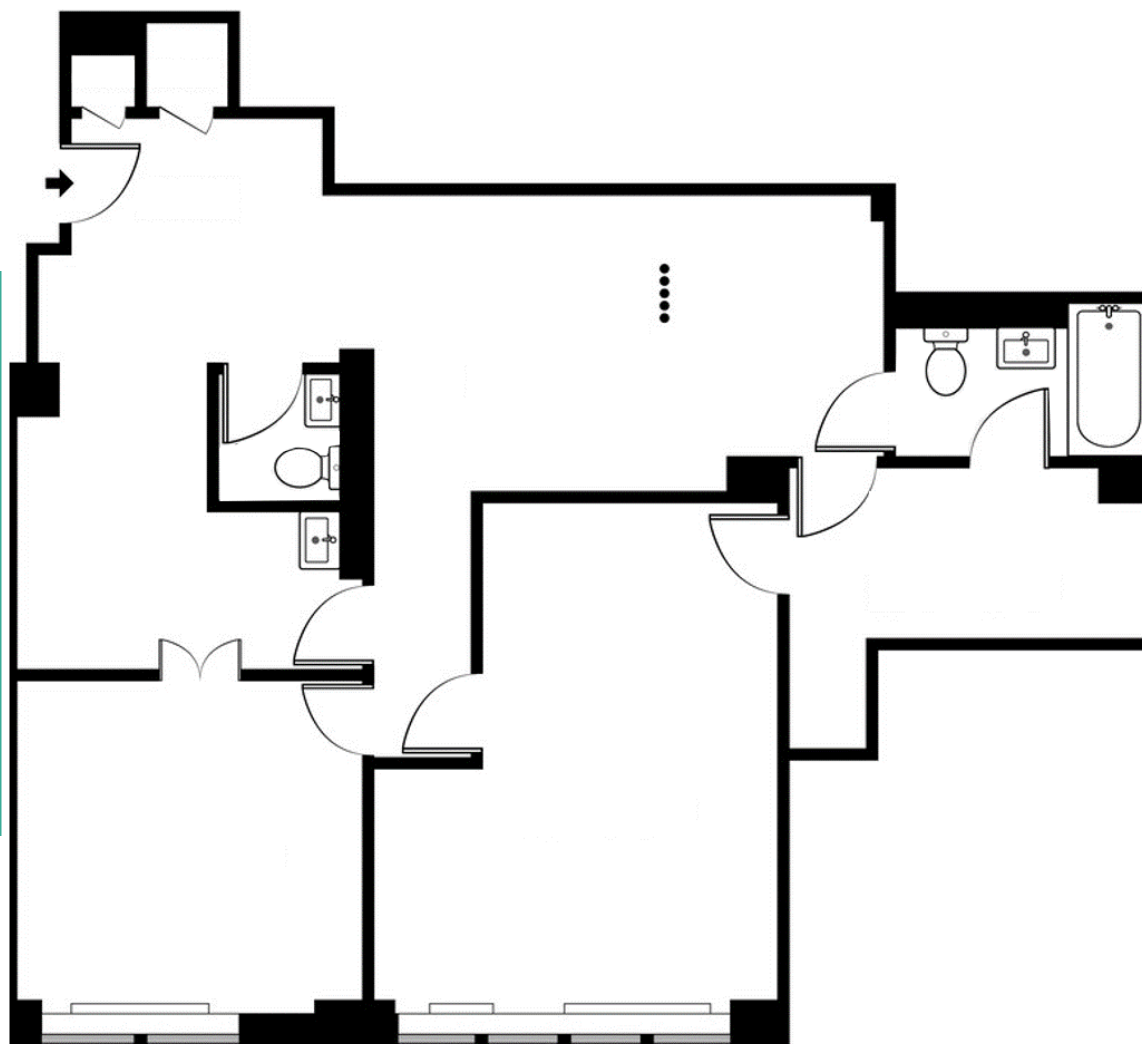
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FLOOR PLAN

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