



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Medical Office for Lease

950 SF

161 Madison Avenue • New York • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Morris Mishan
☎ 718.437.6100
morris.m@tristatecr.com



Location Overview

Located in the NoMad neighborhood of Manhattan between E 32nd St & E 33rd St near the 33rd St subway station.

Nearest Transit: 4 & 6 train at 33rd St and the X64, X63, X68, & BxM11 bus lines.

Nearby tenants include Wolfgang's Steakhouse, Scarpetta, Five Guys, Wells Fargo Bank, Gregory's Coffee, New York Sports Club, Citibank, BANGIA, Dons Bogam, Hangawi, Her Name is Han, Moono, and more!

Main Highlights

- ▶ High-end office building
- ▶ 9th floor
- ▶ Vacant
- ▶ Move-in ready
- ▶ 24-hour doorman
- ▶ 3 exams rooms
- ▶ Waiting & receptionist area



61,571 SF

Total Building Size



5,755 SF

Lot Size



C5-2

Zoning

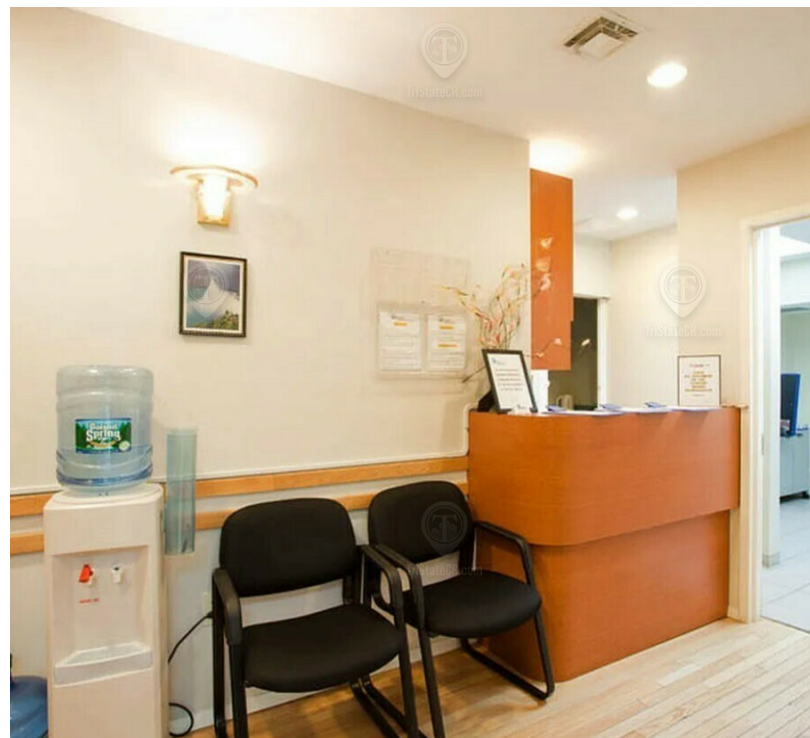
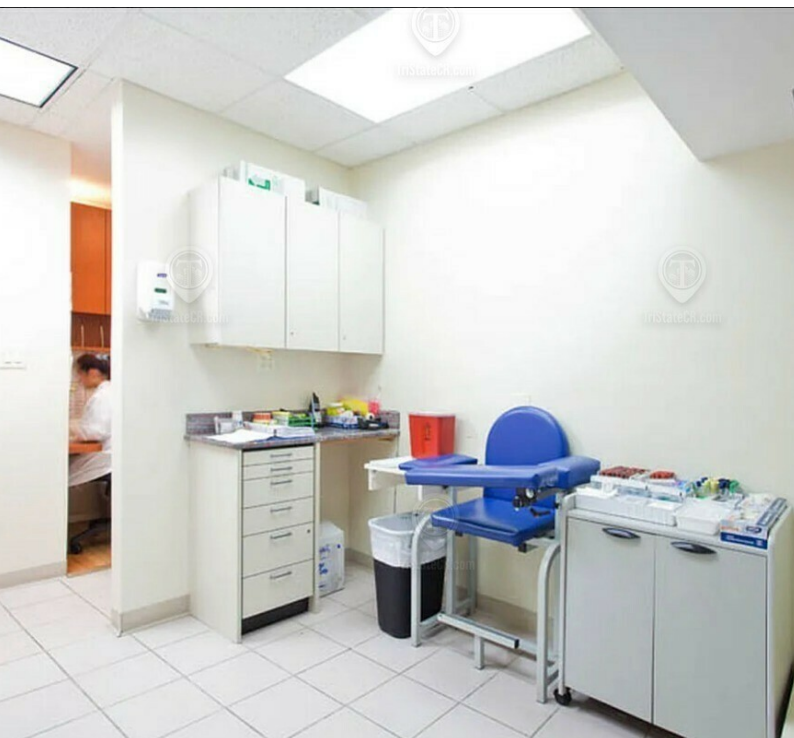
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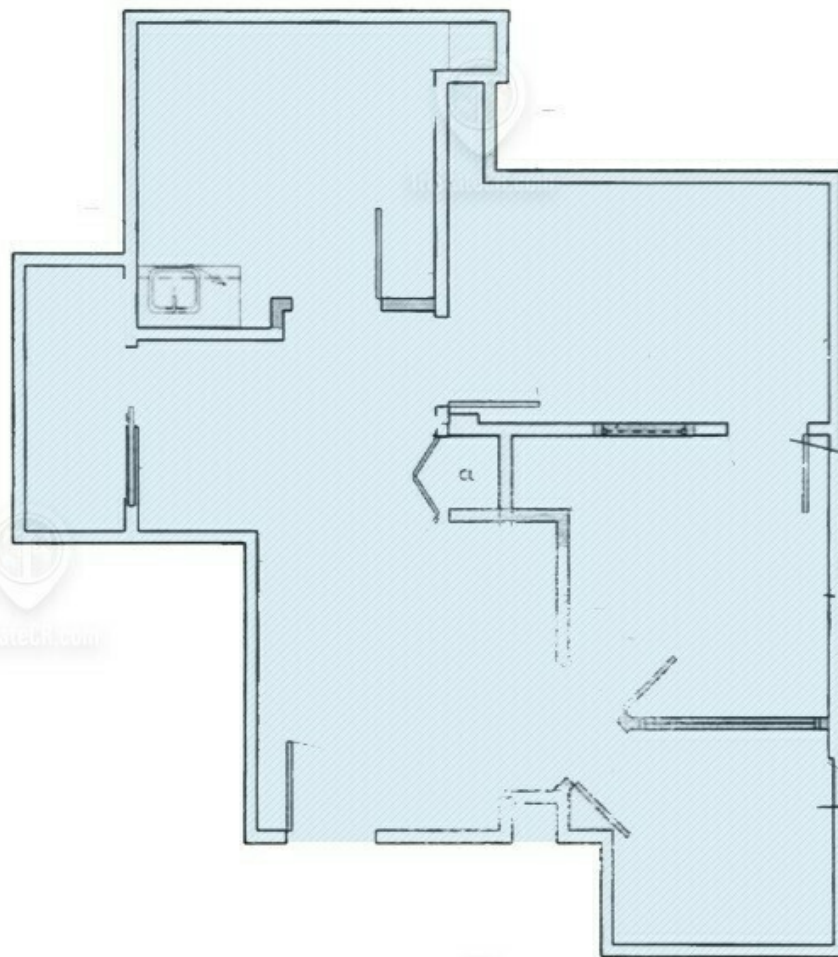
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Floor Plans

161 Madison Avenue, New York, NY 10016



MADISON AVENUE

161 MADISON AVENUE

TOTAL AVAILABLE SPACE - 900 SF

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Retailer Map

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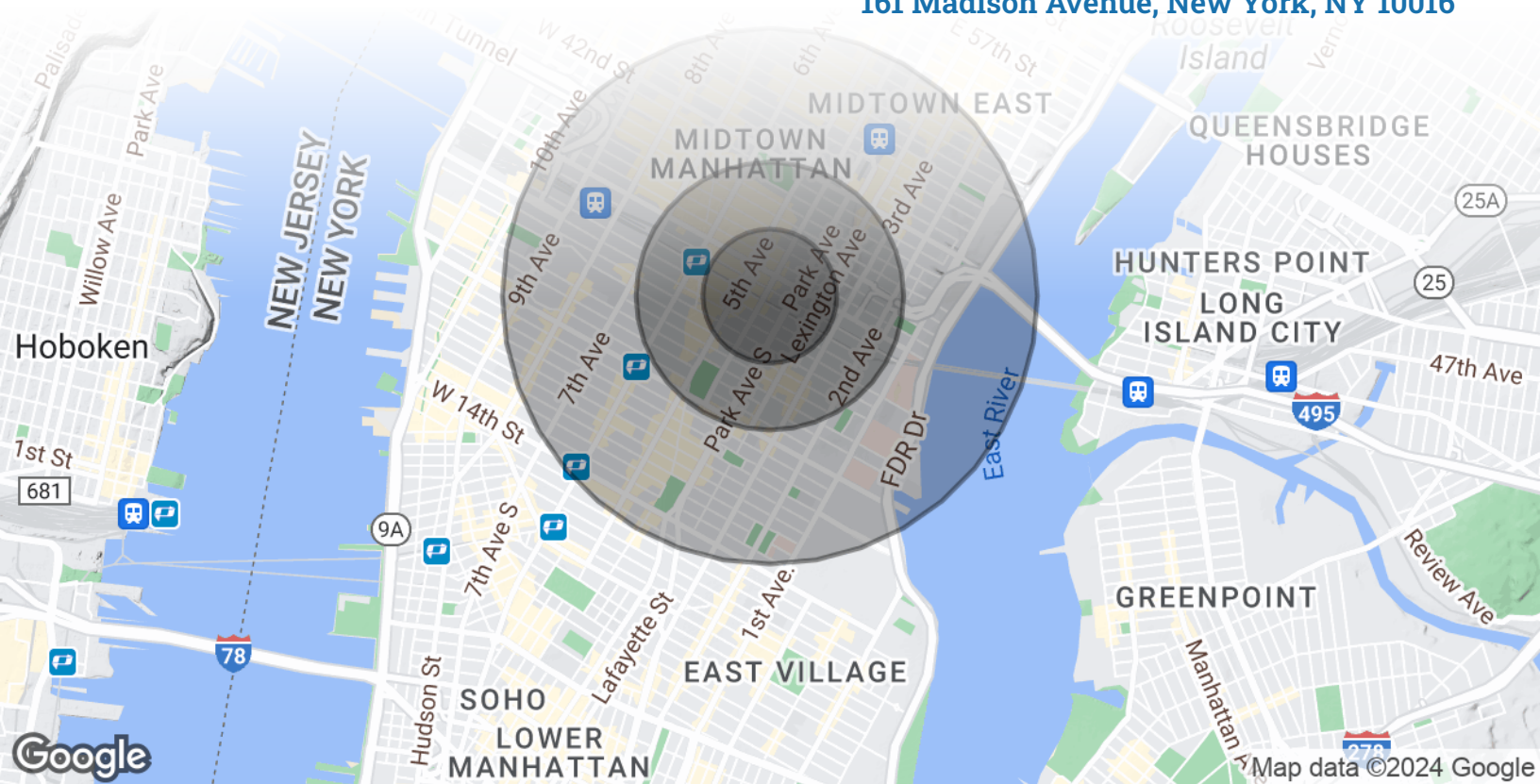
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Area Demographics

161 Madison Avenue, New York, NY 10016



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	14,191	54,382	191,993
Average Age	34.1	35.5	38.3
Average Age (Male)	35.8	35.5	38.5
Average Age (Female)	33.9	36.8	38.3



191,993

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	9,764	36,841	125,116
# of Persons per HH	1.5	1.5	1.5
Average HH Income	\$170,300	\$163,921	\$157,756
Average House Value	\$881,596	\$740,853	\$729,722



\$157,756

Avg Household Income

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