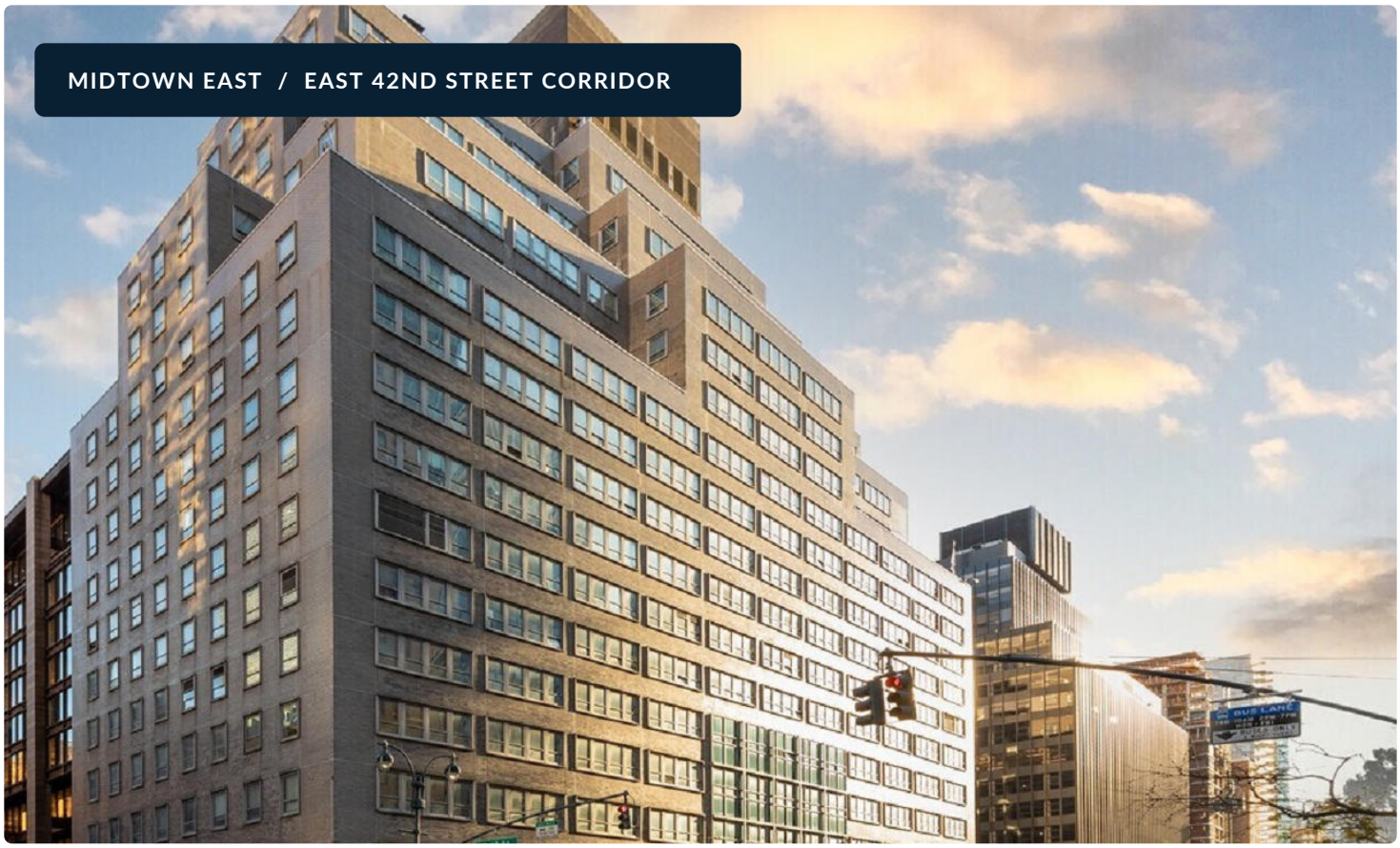


800 SECOND AVENUE

SUITE 806 / TURNKEY MEDICAL + PROFESSIONAL OFFICE

ASKING PRICE	INTERIOR	CONFIGURATION
$1,200,000	1,482 SF	8 ROOMS

A turnkey, eight-room medical office, delivered vacant and move-in ready. Offered furnished and equipped or unfurnished, Suite 806 pairs established healthcare neighbors with owner-user and investor appeal.

HEALTHCARE IS ALREADY IN THE BUILDING

SurgiCare of Manhattan (7th) | Parkmed NYC (6th) | NY Urology (9th)


RECEPTION + WAITING


EXAM ROOM


MEDICAL INFRASTRUCTURE

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PURPOSE-BUILT SPACE. OWNERSHIP ADVANTAGE.

Patient-facing medical configuration today | Adaptable professional office potential

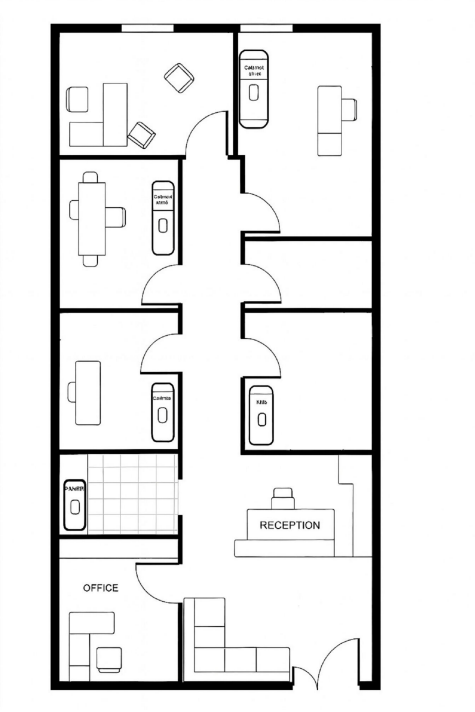
EIGHT-ROOM TURNKEY SUITE

- Reception and patient waiting area
- Two private offices
- Four examination / treatment rooms
- Sterilization / pantry and file storage
- Existing sinks, plumbing and cabinetry
- Restrooms conveniently on the floor

BUILDING

- Full-time doorman and attended lobby
- 24/7 access and elevator service
- Central air conditioning
- Accessible building facilities
- Commercial condominium ownership

SUITE 806 FLOOR PLAN



TWO DISTINCT BUYER ADVANTAGES

FOR MEDICAL OWNER-USERS

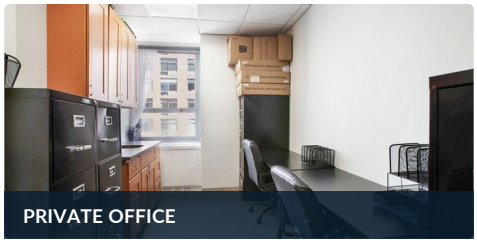
Existing treatment-room layout and in-building surgical and specialty medical neighbors support an efficient practice location.

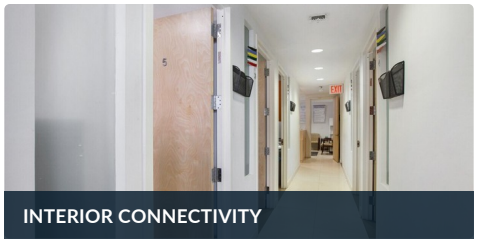
FOR PROFESSIONAL USERS + INVESTORS

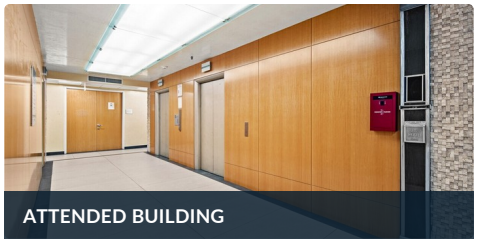
Manhattan client access, UN and corporate adjacency, and an office-ready configuration create long-term ownership and leasing appeal.

MONTHLY OWNERSHIP COSTS

COMMON CHARGES	REAL ESTATE TAXES	COMBINED MONTHLY
$1,587.80	**$1,571.10**	**$3,158.90**


PRIVATE OFFICE


INTERIOR CONNECTIVITY

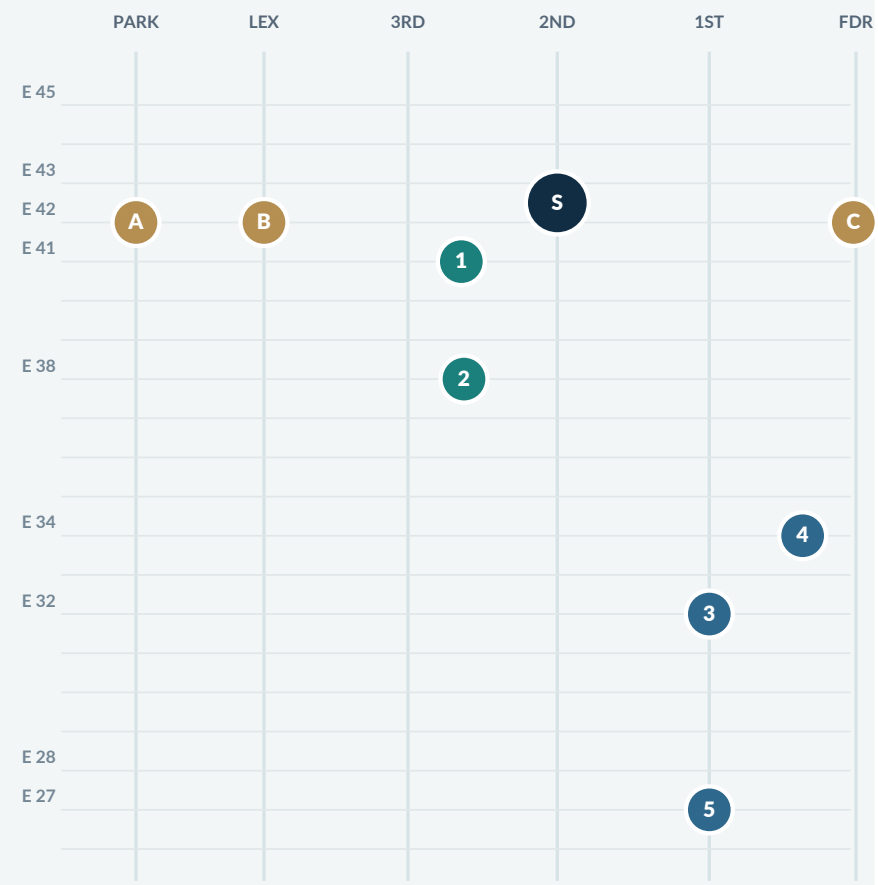

ATTENDED BUILDING

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A HEALTHCARE LOCATION WITH BUSINESS REACH

The strength of 800 Second Avenue is its combination of in-building medical activity, nearby hospital and specialty networks, and access to Midtown office workers, residents and regional commuters.



S = 800 Second Ave / Suite 806

MEDICAL & SPECIALTY

1. **NYU Langone | East 41st St**
   222 E 41st - multispecialty
2. **NYU Langone | East 38th St**
   240 E 38th - cancer, rehab, etc.
3. **NYU Langone Tisch Hospital**
   550 First Ave
4. **NYU Langone Kimmel Pavilion**
   424 E 34th - inpatient care
5. **Bellevue Hospital**
   462 First Ave - specialty care

BUSINESS + TRANSPORT

- **A** — **Grand Central Terminal**
  Metro-North, LIRR; 4/5/6/7/S
- **B** — **Chrysler Building**
  405 Lexington Ave - offices
- **C** — **United Nations HQ**
  405 E 42nd St - international hub

ESTABLISHED MEDICAL PRESENCE IN THE SAME BUILDING

SURGICARE OF MANHATTAN
7th floor - ambulatory surgery

PARKMED NYC
6th floor - outpatient care

NY UROLOGY / NYMD
9th floor - specialist practices

WHY THE LOCATION WORKS FOR BUSINESS

Medical & wellness practices: immediate building-level healthcare neighbors plus NYU Langone specialty care, Tisch, Kimmel and Bellevue create a recognizably medical address with convenient access for patients and staff.

Law firms, consultants & professional offices: East 42nd Street activity, the UN, corporate office buildings and Grand Central rail/subway connections make this a practical Manhattan meeting and client-service location.

Location diagram is illustrative, not to scale. Institutions and services verified Nov. 2026.

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