210 EAST 86TH STREET

MEDICAL OFFICE BUILDING

38,000+/- RSF AVAILABLE FOR LEASE

WEXLER
HEALTHCARE & COMMERCIAL PROPERTIES
TEAM AT THE CORCORAN GROUP



210 EAST 86TH STREET

AVAILABILITIES

	Floor 1 - Mezz	Floor 2	Floor 4	Floor 8	Floor 9
RSF +/-	2,850	6,900	10,500	9,000	9,000
CONDITION	BUILT	BUILT	PARTIALLY BUILT	RAW	BUILT
SLAB-TO-SLAB +/-	11′ 1″	11′ 1″	11′ 1″	11′ 6″	11′ 2″

REASONABLE DIVISIONS CONSIDERED

BUILDING SPECIFICATIONS

BUILDING HEIGHT
Approximately 118 Feet
9 Stories

CONSTRUCTION TYPE
Reinforced Concrete

TYPICAL COLUMN SPACING
20-Feet

ELEVATORS
2 Passenger Cars
104-Inches Wide
95-Inches Deep



210 EAST 86TH STREET

OVERVIEW

Positioned in the heart of Manhattan's Upper East Side, 210 East 86th Street is a premier medical and professional office building offering an exceptional leasing opportunity for healthcare providers, institutional medical groups, non-profit organizations, and other qualified tenants. The building features a variety of contiguous and divisible spaces, accommodating practices from approximately 2,000 –38,000 rentable square feet, with the ability to accommodate full-floor users.

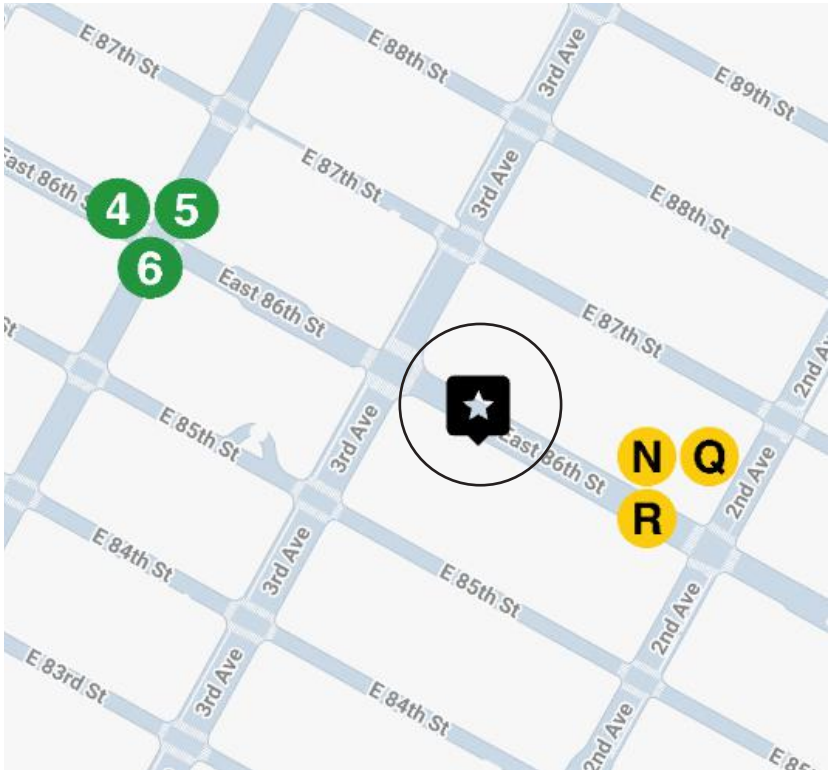
Designed to support the evolving needs of today's healthcare professionals, the property offers a combination of move-in-ready medical suites, second-generation laboratory space, professional office installations, and raw space for fully customized build-outs. Efficient floor plates allow tenants to establish new practices, expand existing operations, or consolidate multiple locations within a single, highly accessible building.

Current availabilities include a former LabCorp facility, multiple general medical suites, full-floor opportunities, and raw space suitable for custom medical installations.

210 East 86th Street provides the flexibility, infrastructure, and prestigious Upper East Side location to support a wide range of medical and professional uses.

The building is situated just one block from the 86th Street Station, providing access to the Q, N, and R subway lines, with direct connections to Midtown Manhattan, Times Square, Herald Square, Lower Manhattan, and Brooklyn. The 4, 5, and 6 subway lines at 86th Street and Lexington Avenue are just over one block from the property, offering convenient north-south service throughout Manhattan and connections to the Bronx.

The property is additionally served by numerous MTA bus routes, including the M86 Select Bus Service (crosstown), M15 Select Bus Service along Second Avenue, and the M101, M102, and M103 routes along Third and Lexington Avenues, providing outstanding public transportation options from all areas of Manhattan.



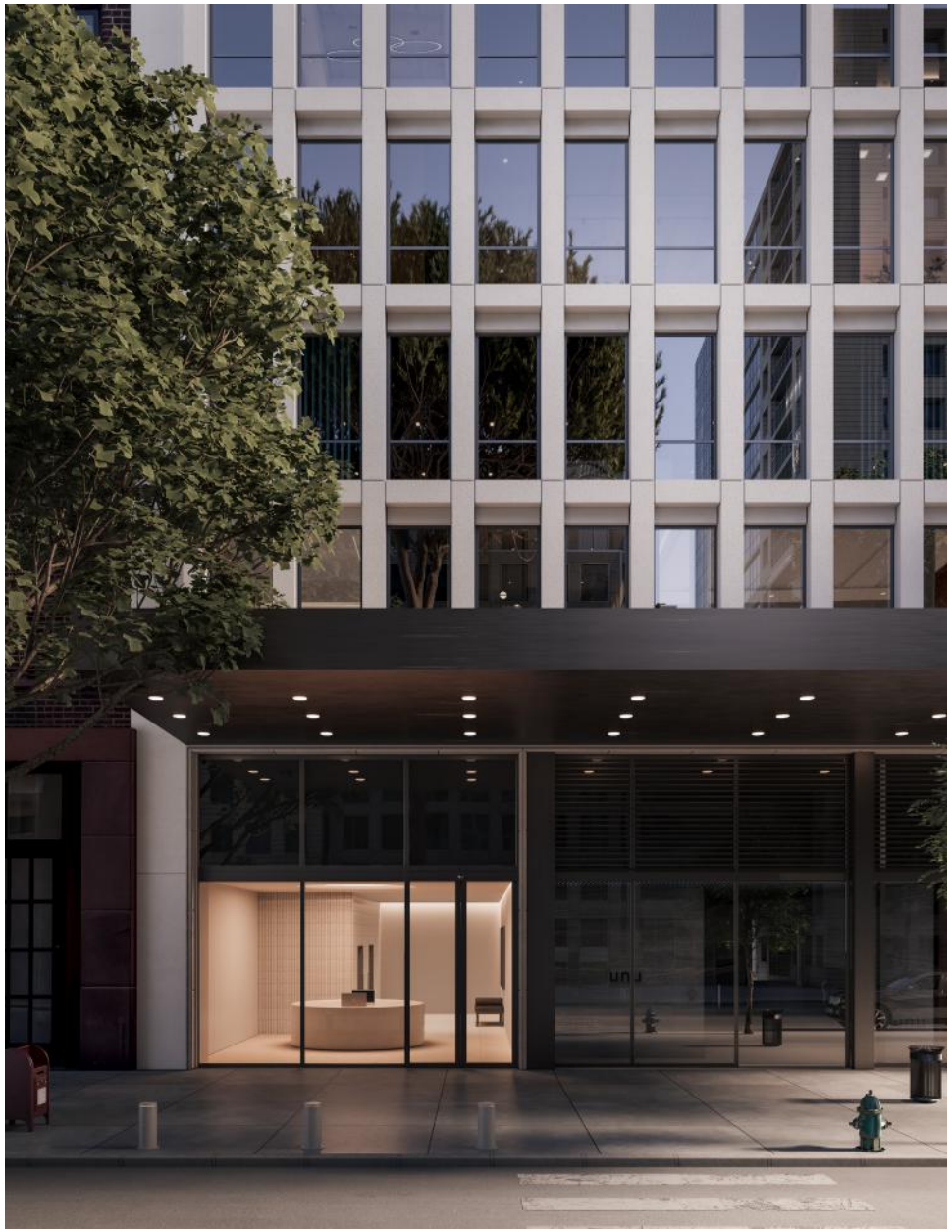
POTENTIAL USES INCLUDE *BUT NOT LIMITED TO:*

Medical Facilities
Educational Facilities
Libraries
Museums
Clubs & Organizations
Art Galleries

POSSESSION: *IMMEDIATE*

210 EAST 86TH STREET

RENDERINGS



FAÇADE



RECEPTION



ELEVATORS

FLOOR PLANS

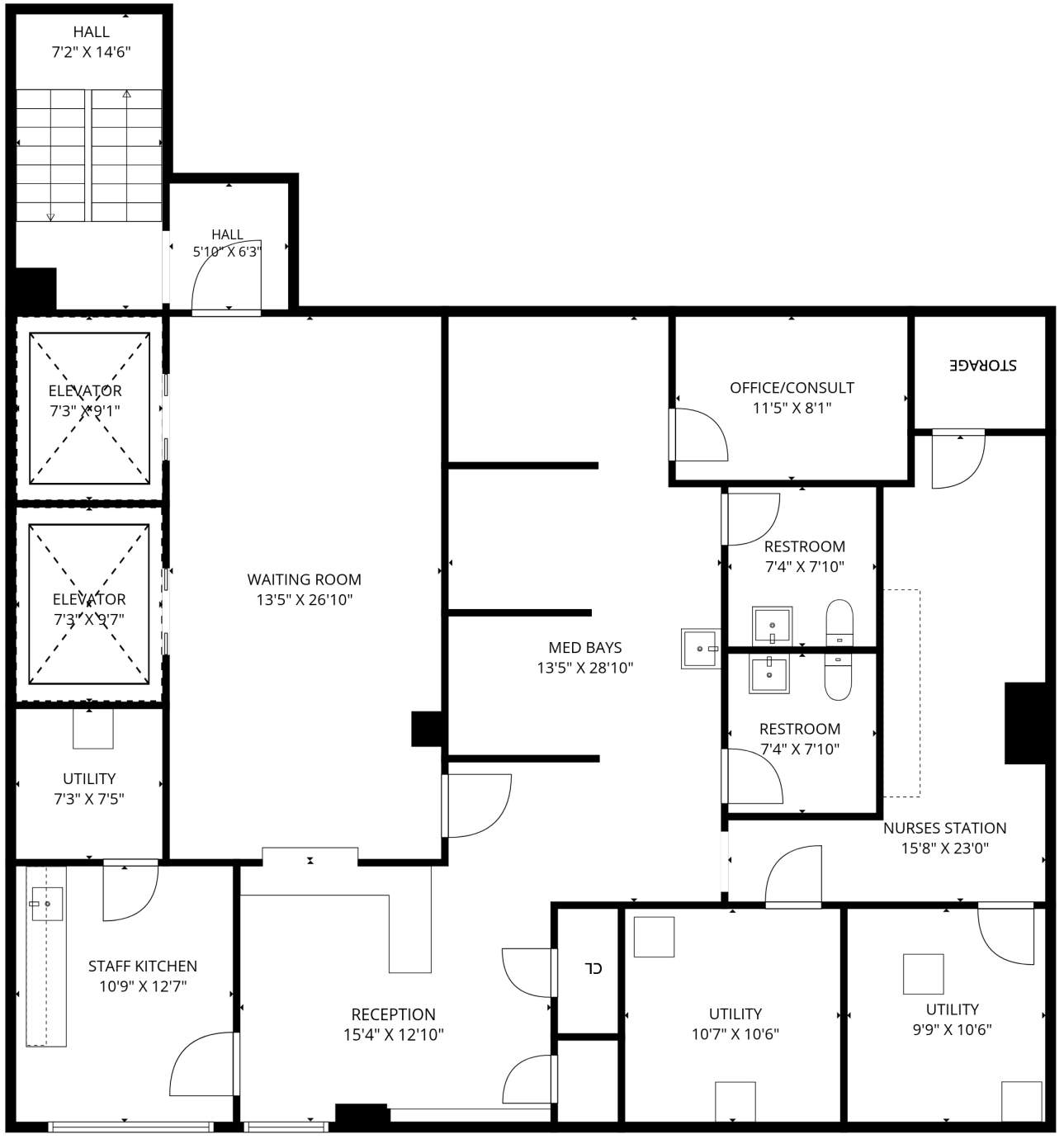
CURRENT CONDITIONS

FLOOR PLANS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL SIZE AND DIMENSIONS MAY VARY.

210 EAST 86TH STREET

FL1/MEZZANINE

2,850+/- RSF



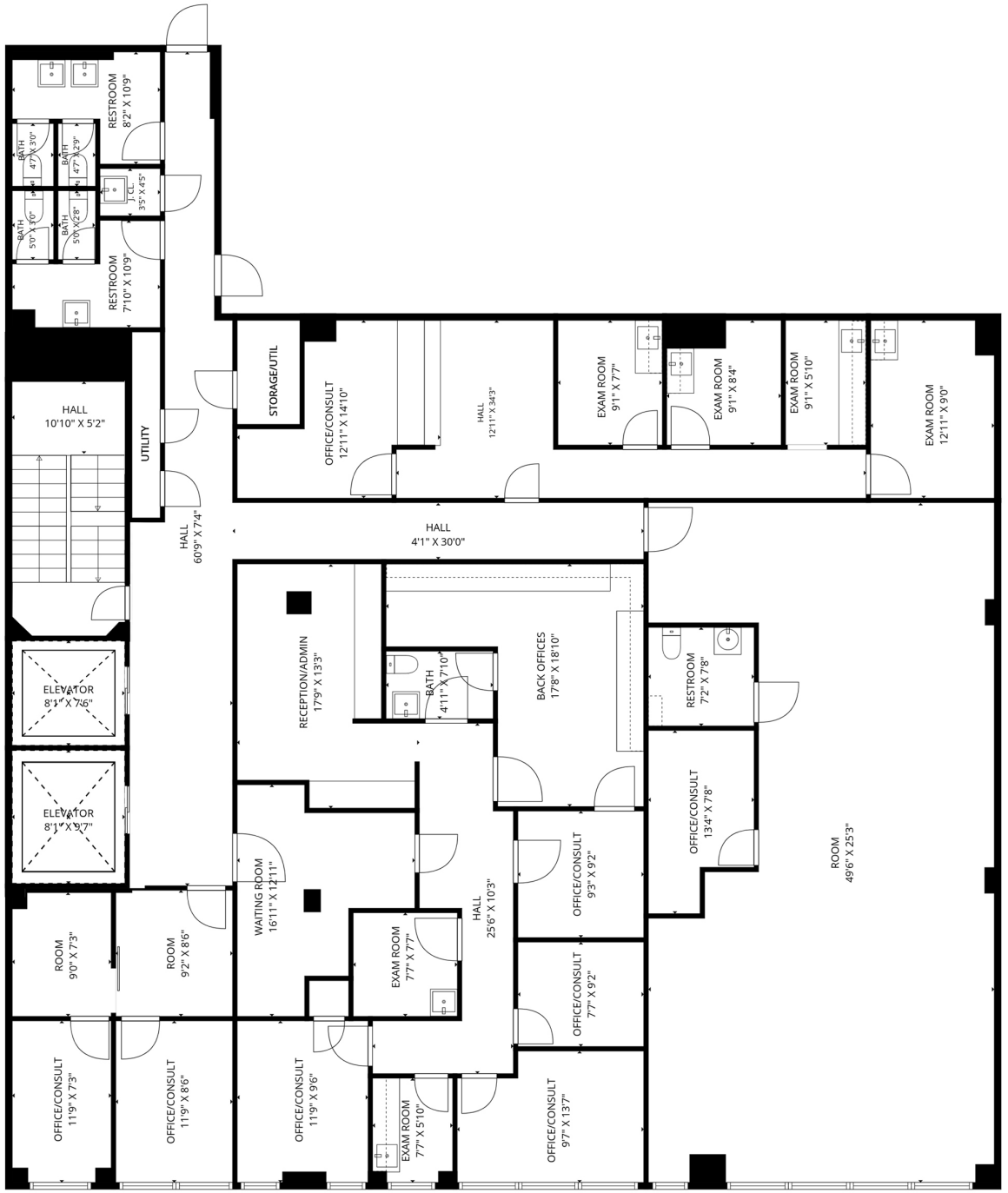
CURRENT LAYOUT

Former Lab

210 EAST 86TH STREET

FLOOR 2

6,900+/- RSF



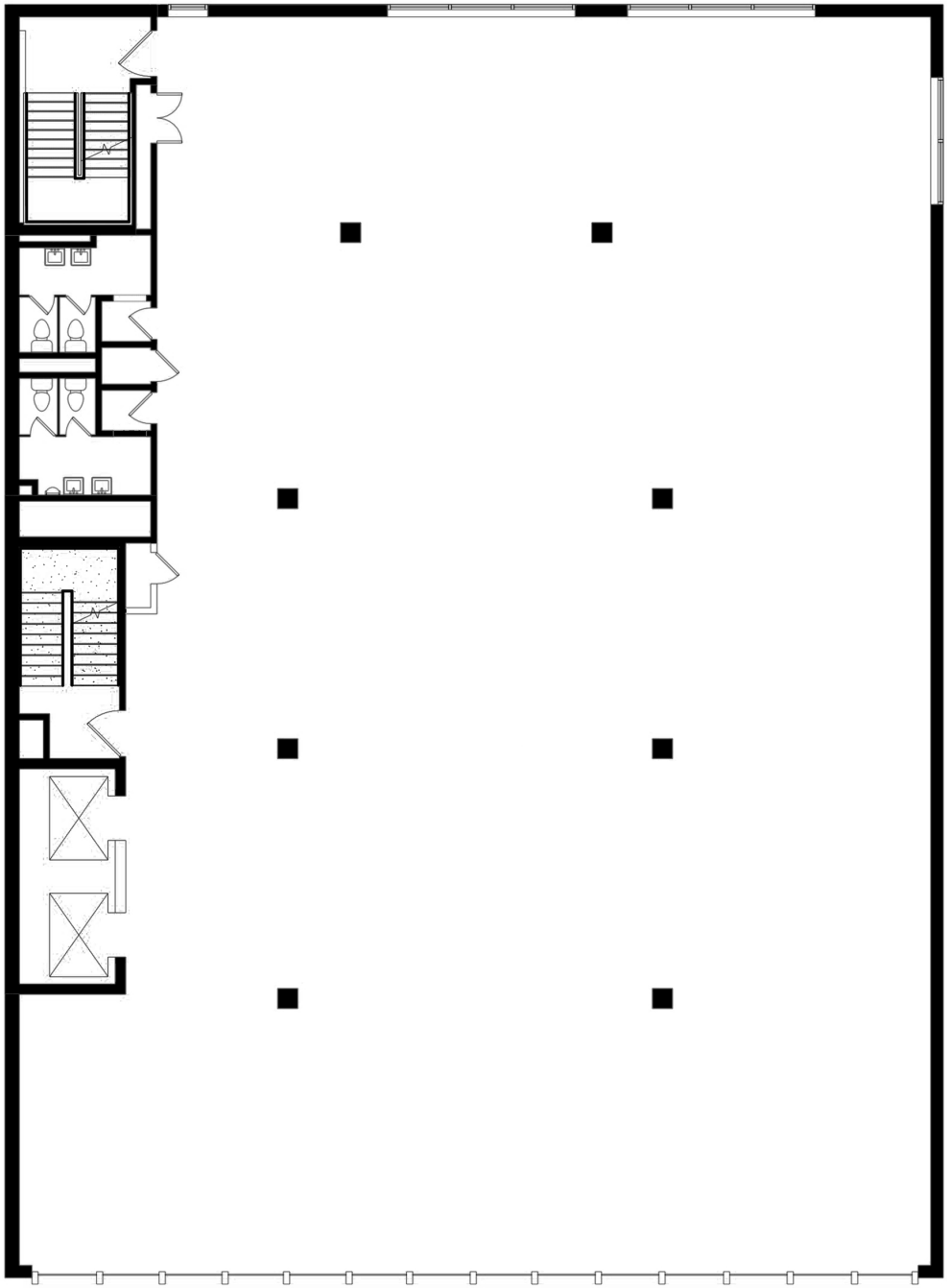
CURRENT LAYOUT

Former Dialysis Center

210 EAST 86TH STREET

FLOOR 4

10,500+/- RSF



EAST 86th STREET

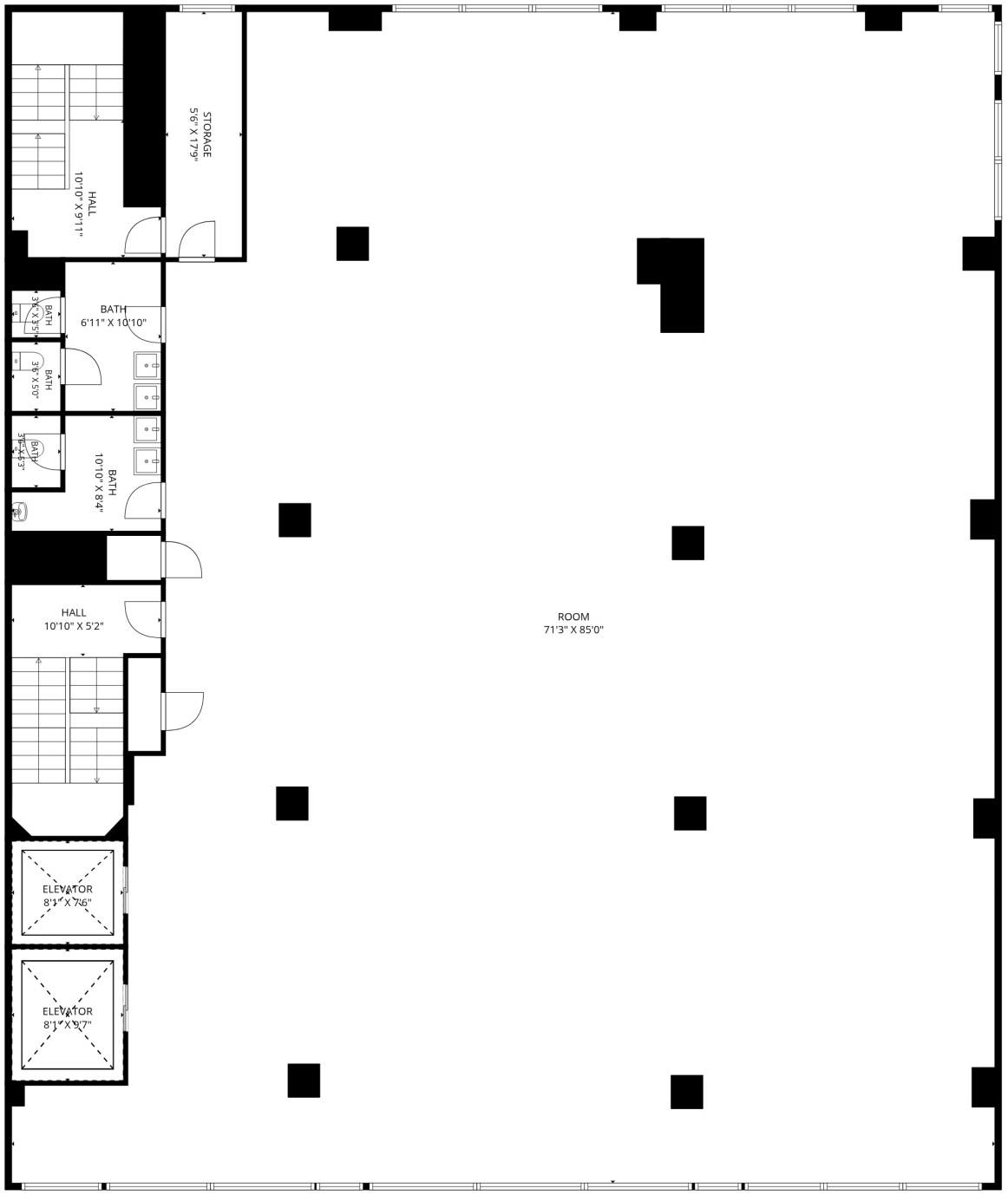
CURRENT LAYOUT

Raw Example

210 EAST 86TH STREET

FLOOR 8

9,000+/- RSF



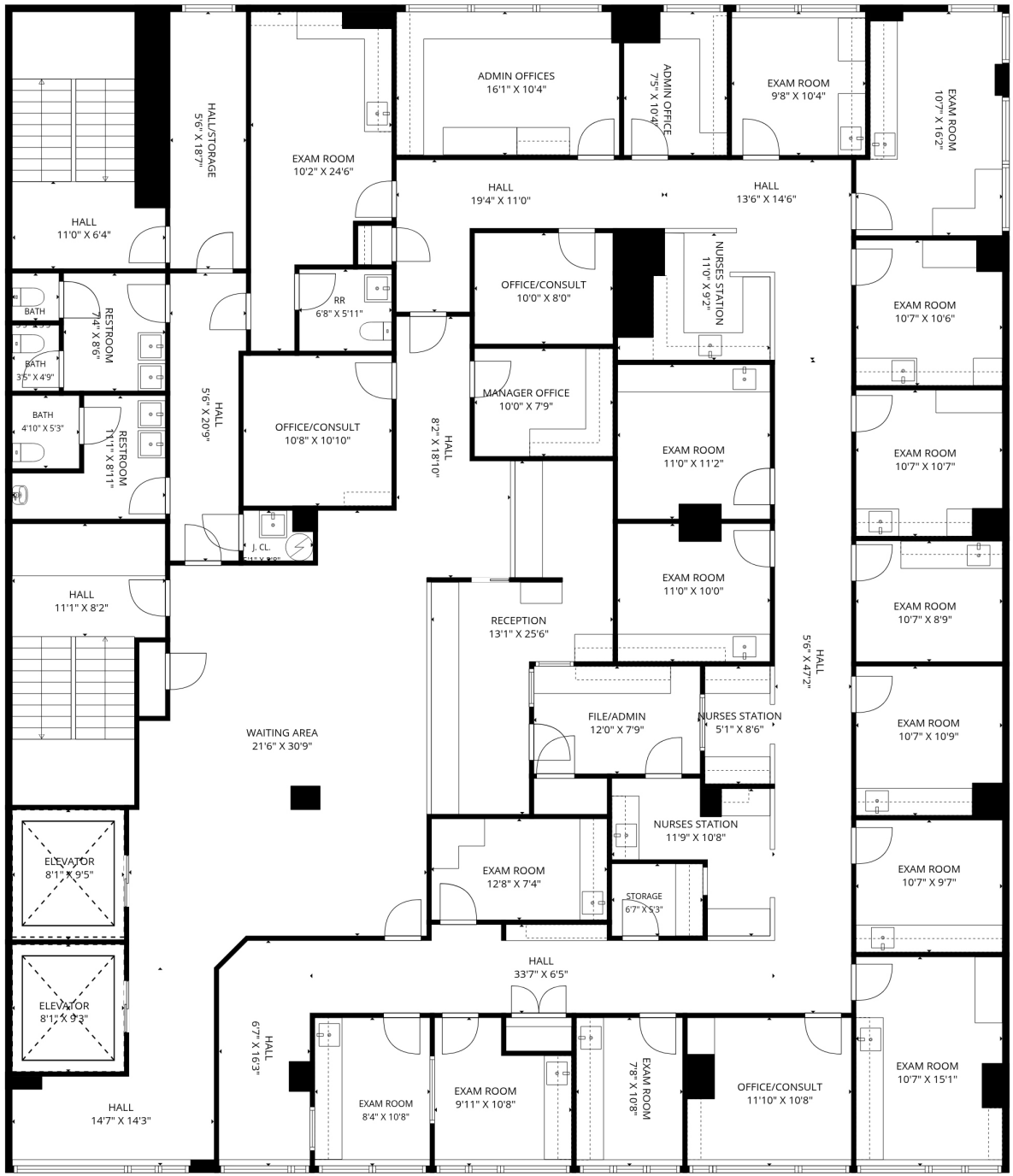
CURRENT LAYOUT

Raw

210 EAST 86TH STREET

FLOOR 9

9,000+/- RSF



EAST 86th STREET

CURRENT LAYOUT

Former ENT and Allergy Center

PAGE INTENTIONALLY LEFT BLANK.

GALLERY

MEZZANINE

FLOOR 2

FLOOR 9

210 EAST 86TH STREET

GALLERY

MEZZANINE







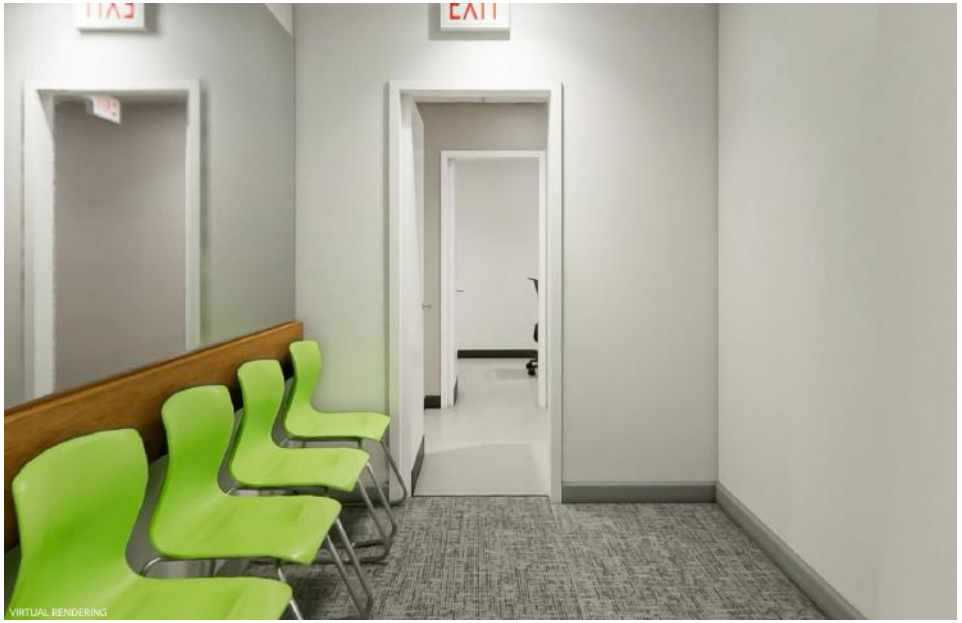
210 EAST 86TH STREET

GALLERY

FLOOR 2









210 EAST 86TH STREET

GALLERY

FLOOR 2 *CONTINUED*







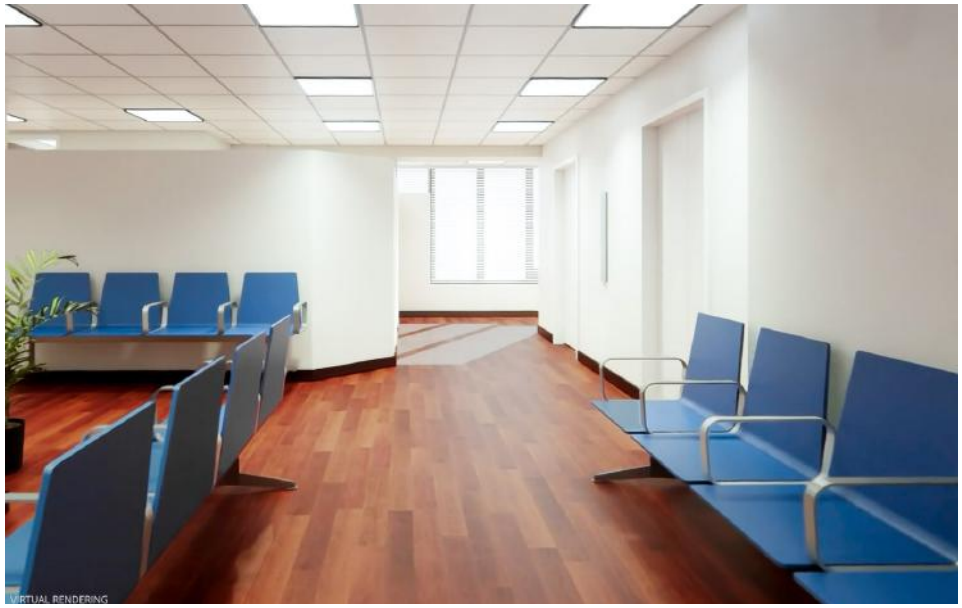


210 EAST 86TH STREET

GALLERY

FLOOR 9









210 EAST 86TH STREET

GALLERY

FLOOR 9









WEXLER HEALTHCARE & COMMERCIAL PROPERTIES
TEAM AT THE CORCORAN GROUP

Paul L Wexler
Licensed Associate Real Estate Broker
P: 212.836.1075
E: PWexler@corcoran.com

Josef Yadgarov
Licensed Associate Real Estate Broker
P: 212.836.1097
E: JYadgarov@corcoran.com

FIND THE PERFECT SPACE AT
WEXLERHEALTHCAREPROPERTIES.COM

Real estate agents affiliated with The Corcoran Group are independent contractors and are not employees of The Corcoran Group. Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker located at 590 Madison Ave, NY, NY 10022. All information furnished regarding property for sale or rent or regarding financing is from sources deemed reliable, but Corcoran makes no warranty or representation as to the accuracy thereof. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice.