

314

E 34TH STREET

MURRAY HILL | NEW YORK

RETAIL · OFFICE FOR LEASE



ROESCH REAL ESTATE GROUP

314

E 34TH STREET

UPPER FLOOR RETAIL / OFFICE SPACES AVAILABLE FOR LEASE

APPROXIMATE SIZE

2,300 SF / Floor

ASKING RENT

\$35-\$37 PSF

TERM

10 Years

FRONTAGE

15 Feet

POSSESSION

Immediate



COMMENTS

- Two upper-floor spaces – 2nd & 6th floors, each approx. 2,300 SF – in excellent condition with elevator access
- 2nd floor: efficient layout for retail, showroom, medical, fitness & professional office
- 6th floor: bright open layout for medical, creative, nonprofit & office users
- Set in one of Manhattan's most established business & medical corridors, steps from major transit hubs with strong daytime population

NOTABLE NEIGHBORS

NYU Langone Health · Trader Joe's · Target · AMC Kips Bay 15 · The Morgan Library · Empire State Building · Grand Central

TRANSPORTATION

SUBWAY



FERRY

NYC Ferry – East 34th Street Landing

John Roesch
Founder

516.993.8888
jroesch@regnyc.com

Griffin Hanes
Associate

717.439.6768
ghanes@regnyc.com

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Roesch Real Estate Group. This information may include estimates and projections. Such estimates may or may not actually occur. Square footage dimensions set forth are approximate.



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SECOND FLOOR · 2,300 SF

APPROXIMATE SIZE

2,300 SF

ASKING RENT

\$37 PSF

SUGGESTED USE

Retail · Showroom
Fitness · Medical · Office

CONDITION

Excellent

A **high-end build out** with an open front, partitioned rear offices, and a private bathroom — well suited to retail, showroom, medical, fitness, and professional office users. Elevator accessible with strong natural light.

2ND FLOOR PLAN



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SIXTH FLOOR • 2,300 SF

APPROXIMATE SIZE

2,300 SF

ASKING RENT

\$35 PSF

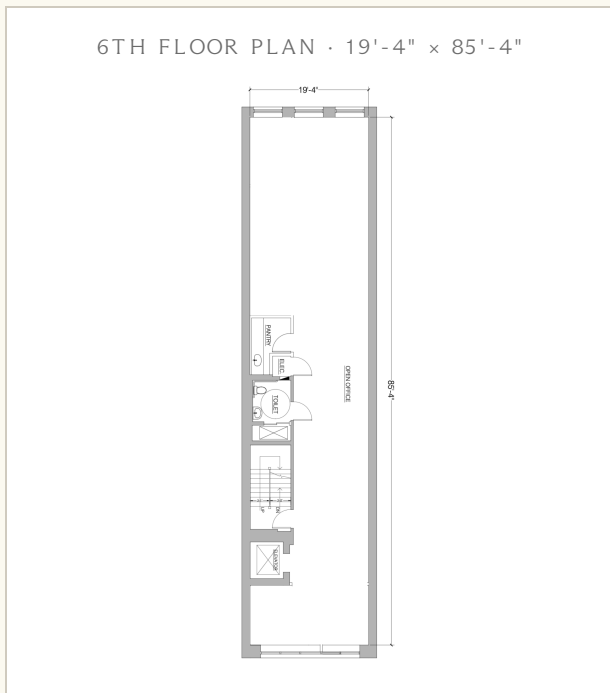
SUGGESTED USE

Medical • Creative
Nonprofit • Office

LAYOUT

Open Office

A bright **open-office floor** running approx. **19' × 85'** with a rear core (pantry, restroom, elevator, and stair) — ideal for medical, administrative, consulting, creative, nonprofit, and traditional office users.



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DEMOGRAPHICS

\$142,792

Median Household Income

\$203,982

Average Household Income

80%+

Hold a Bachelor's Degree or Higher

33.7

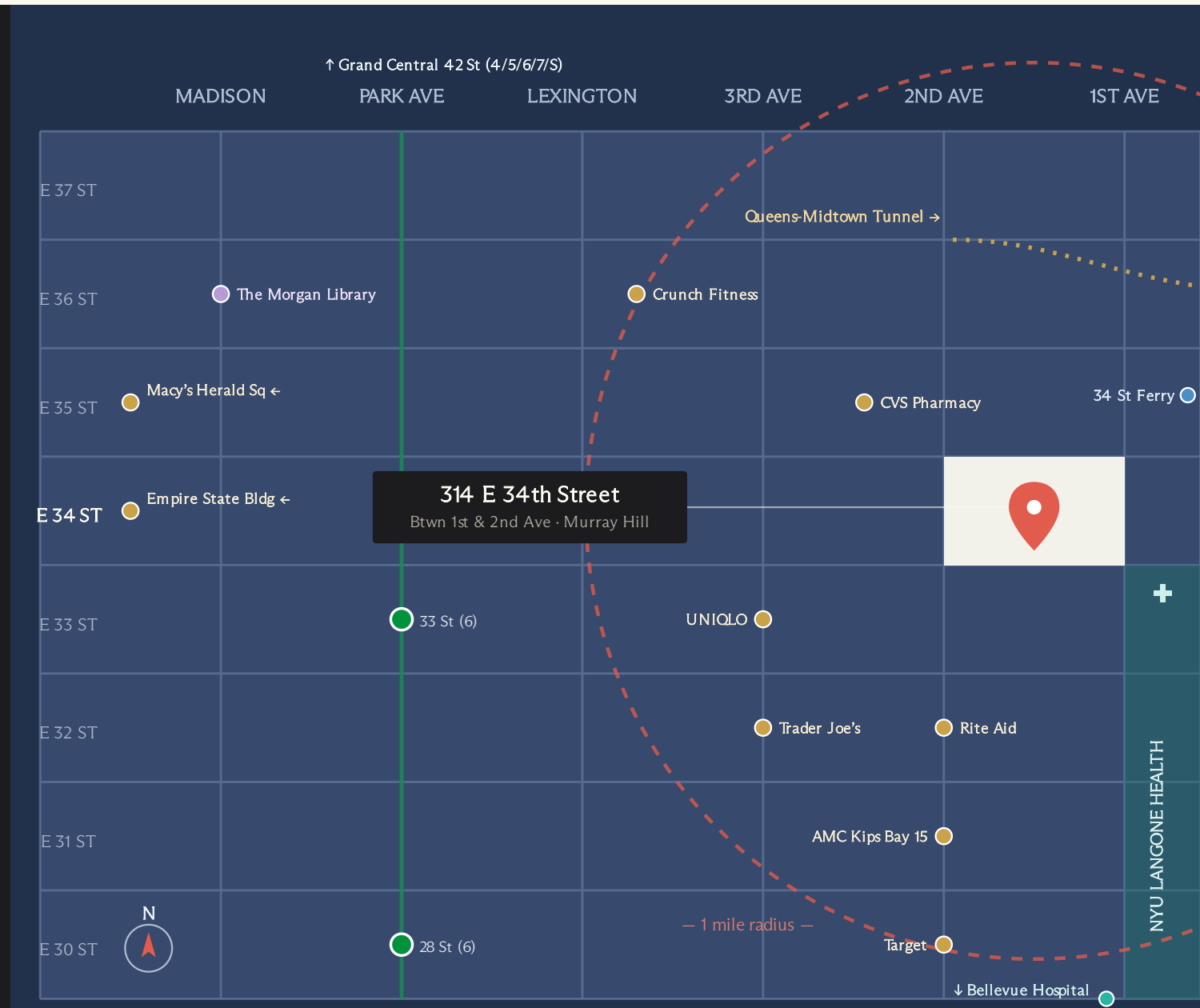
Median Age

100,000+

Residents Per Sq Mile (Very Dense)

142,745

Surrounding District Population



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