



THE OXFORD

428 EAST 72ND STREET

PREMIER UPPER EAST SIDE LOCATION



34,000± RSF OF PRIME MEDICAL SPACE

BUILDING SPECIFICATIONS

THE OXFORD



374'
Building Height
44 stories

1990
Year Built



Reinforced Concrete
Construction Type



Health & Safety
Sprinkled
Article 28 TBD



ELEVATORS
1 passenger car
2,500 LB capacity
Floors: LL, GND, 2ND



ELECTRICAL
2,000 Amp
120/208 Volt
3PH/4W switchboard
Located on ground floor



HVAC
100-ton capacity cooling
tower located in garage
cellar

	LOWER LEVEL	GROUND	SECOND
RSF	9,053	20,339	5,580
CEILING HEIGHTS	11' 6"	12' 8" - 19'	16' 1"
FLOORLOAD	ON GRADE	100 LBS/SF	50 LBS/SF



428 EAST 72ND ST

The medical space at the Oxford, located at 428 East 72nd Street between First and York Avenue, is a unique opportunity to lease one of the few 34,000± SF blocks of space in the epicenter of NYC's renowned hospitals on the Upper East Side.

Built for healthcare users, this 34,000± RSF space features a building-within-a-building configuration providing a separate lobby and private elevator.




Reasonable divisions will be considered.

Possession: Spring, 2023

The Oxford benefits from the most convenient transportation network the Upper East Side has to offer.



SUBWAY LINES

-  E 72nd and E 63rd Street
-  E 77th and E 77th Street
-  E 63rd Street



CITI BIKE

- E 72nd and York Ave
- E 72nd and 2nd Ave



BUS ROUTES

- M15 E 70th Street and 1st Avenue
- M31 E 72nd and York Avenue
- M72 E 72nd and York Avenue



GROUND FLOOR PLAN

20,339 RSF

GROUND FLOOR SUITES

The 20,339 RSF ground floor is currently configured as four individual suites.

Main entry via East 72nd Street
Rear entry via East 71st Street

Suite 100

Waiting and reception area
19 exam/office/consultation rooms
3 closets/storage rooms
2 restrooms

Suite 300

Waiting and reception area
10 exam/office/consultation rooms
3 closets/storage rooms
1 restroom

Suite 400/500

Waiting and reception area
20 exam/office/consultation rooms
3 closets/storage rooms
5 restrooms

Suite 600

Waiting and reception area
8 exam/office/consultation rooms
3 closets/storage rooms
1 restroom





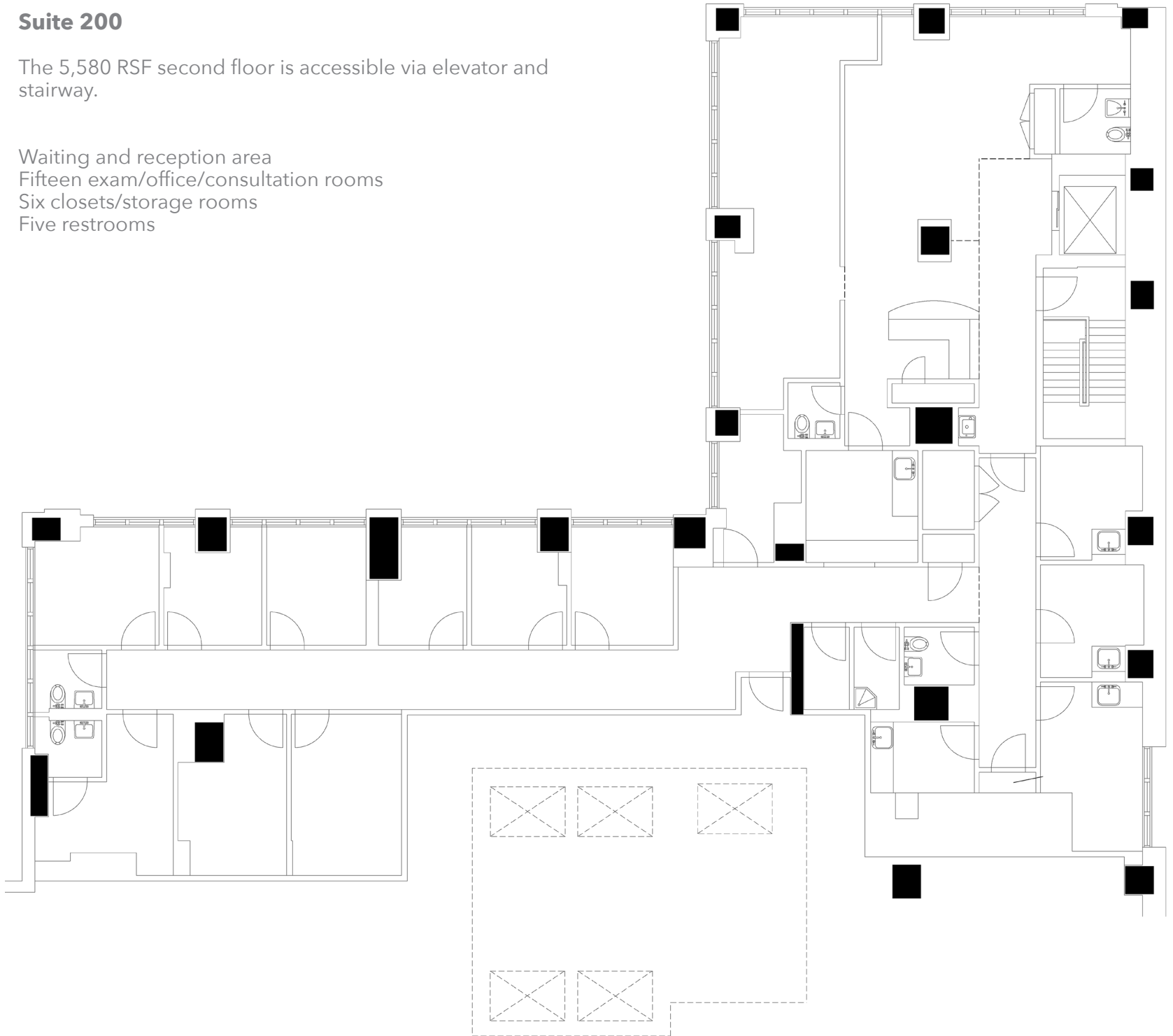
FLOOR 2 FLOOR PLAN

5,580 RSF

Suite 200

The 5,580 RSF second floor is accessible via elevator and stairway.

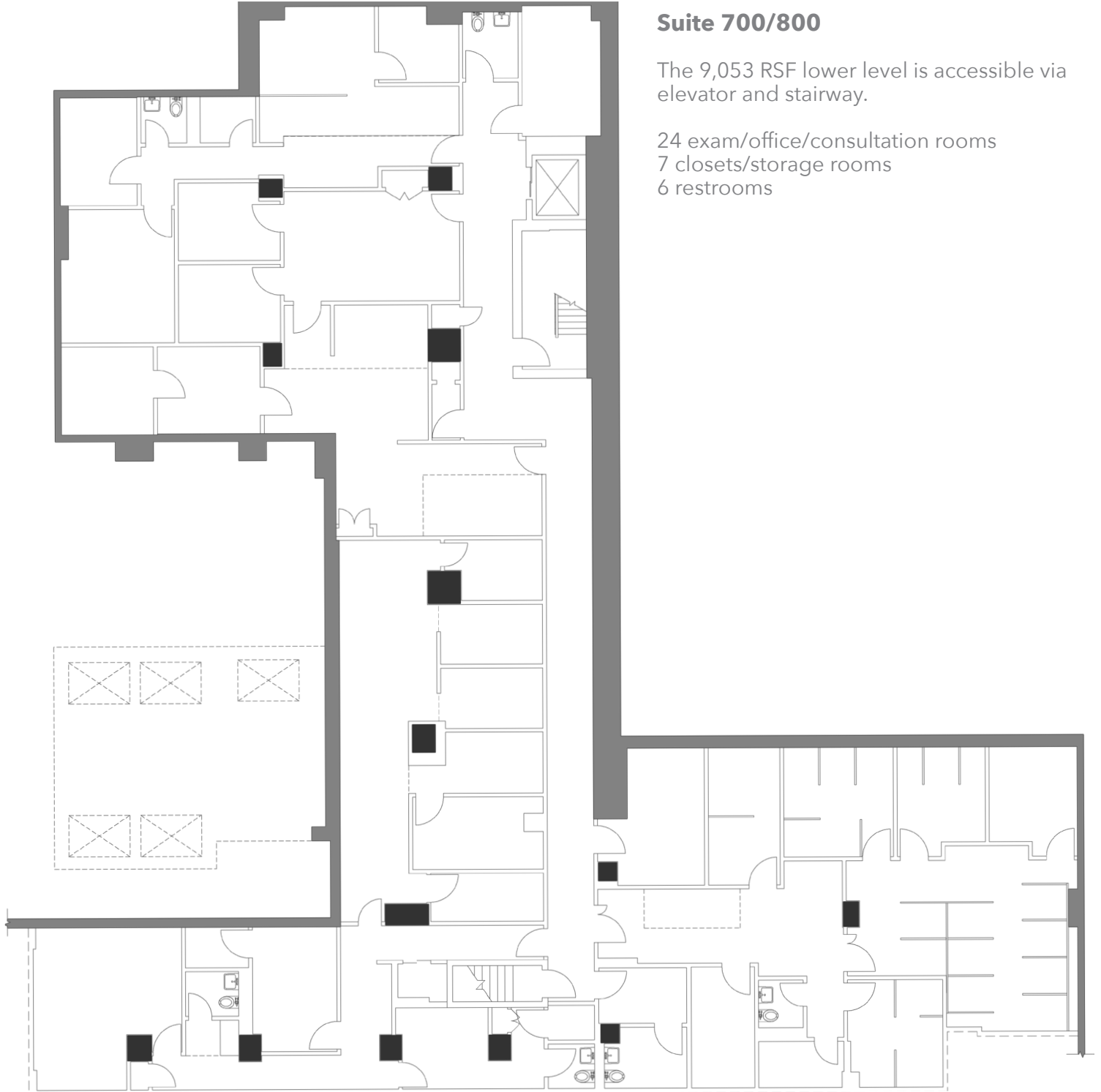
Waiting and reception area
Fifteen exam/office/consultation rooms
Six closets/storage rooms
Five restrooms





LOWER LEVEL FLOOR PLAN |

9,053 RSF



Suite 700/800

The 9,053 RSF lower level is accessible via elevator and stairway.

24 exam/office/consultation rooms
7 closets/storage rooms
6 restrooms



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