

FULL FLOOR COMMERCIAL OPPORTUNITY • ~1,725 SF + ~700 SF BASEMENT • FORMER TV STUDIO • PRIME MIDTOWN SOUTH



127 E 31ST STREET

LOCATED BETWEEN PARK AVENUE AND LEXINGTON AVENUE

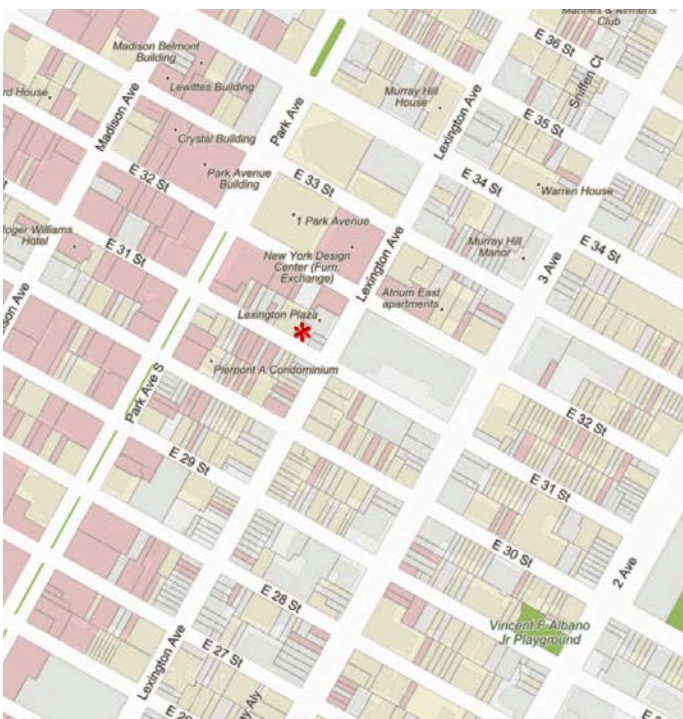
- **Approx. 1,725 SF full-floor commercial opportunity** (including a 15% building load factor) **plus a ~700SF basement for storage**
- **Formerly operated as a television studio**
- **Exceptional frontage and visibility** in one of Manhattan's most heavily trafficked corridors
- **Central air conditioning and heat**
- **Rare full-floor presence in prime Midtown South**
- Flexible layout featuring **multiple private offices, conference areas, and large open studio spaces**
- **Dedicated conference room already in place**
- **Beautifully built-out interiors with upgraded finishes throughout**
- **Sound reducing panels in place**
- Large open rooms ideal for **production, media, showroom, creative office, wellness, gallery, medical, educational, or experiential use**
- **Move-in ready condition**
- **Direct elevator access**
- **Excellent branding and signage potential**
- Positioned moments from **Park Avenue South, Lexington Avenue, NoMad, and Koreatown**
- Surrounded by **dense office, residential, hotel, and retail traffic**
- Convenient access to **multiple subway lines and Grand Central connectivity**
- **Rare opportunity to secure a highly visible full-floor commercial presence** in one of Manhattan's strongest commercial corridors

LICENSED BROKER

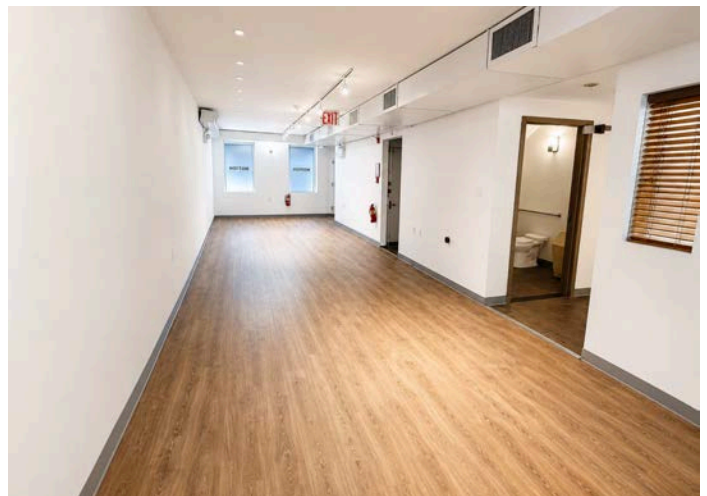
EVERGREEN REALTY & INVESTMENTS

PHONE : 646.838.1378

E-MAIL : INFO@EVRGREALTY.COM



\$4,995/MONTH



FLOORPLAN:

