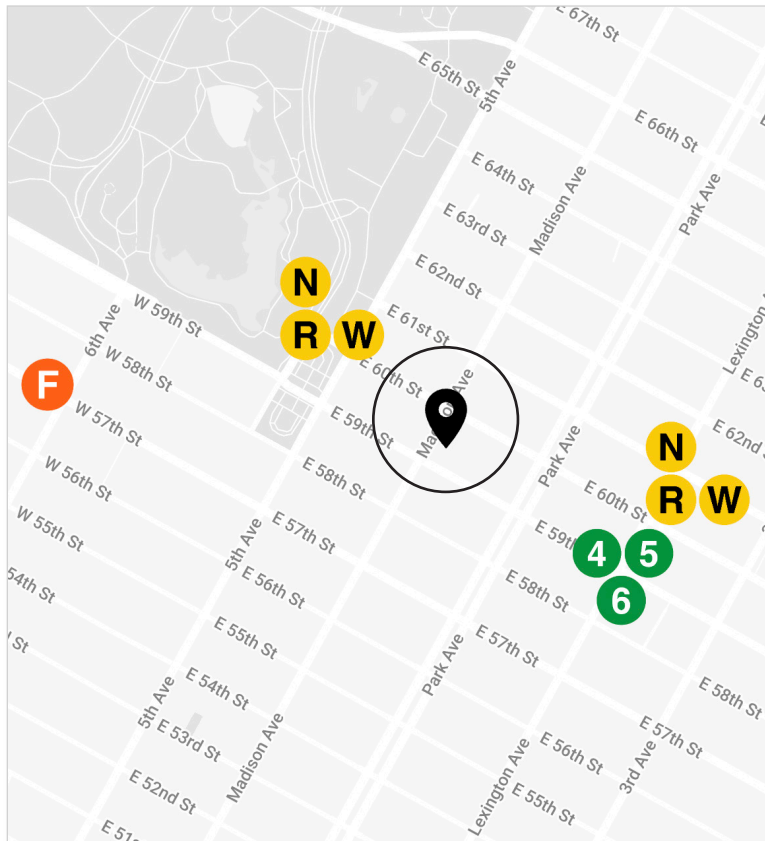


# FOURTH FLOOR **MEDICAL OFFICE** FOR SUBLEASE

PRICE	INQUIRE
APPROX SIZE	6,747+/- RSF
TERM	OCTOBER 2030
POSSESSION	ARRANGED



**635 MADISON AVENUE, FLOOR 4**  
BETWEEN EAST 59TH STREET AND EAST 60TH STREETS - PLAZA DISTRICT



## LAYOUT

- WAITING AREA
- RECEPTION
- PROCEDURE/OPERATING ROOM
- PROCEDURE PREP/RECOVERY ROOM
- SEVEN EXAM ROOMS
- FOUR PHYSIOTHERAPY ROOMS
- TWO ADMIN OFFICES
- STAFF KITCHEN
- FILING ROOM
- TWO RESTROOMS
- IT CLOSET
- UTILITY ROOM

## ADDITIONAL FEATURES

- BEAUTIFULL INSTALLATION
- RECESSED AND OVERHEAD LIGHTING
- CENTRAL AIR CONDITIONING
- SPEAKER SYSTEM
- ADAPTABLE TO ANY MEDICAL SPECIALTY

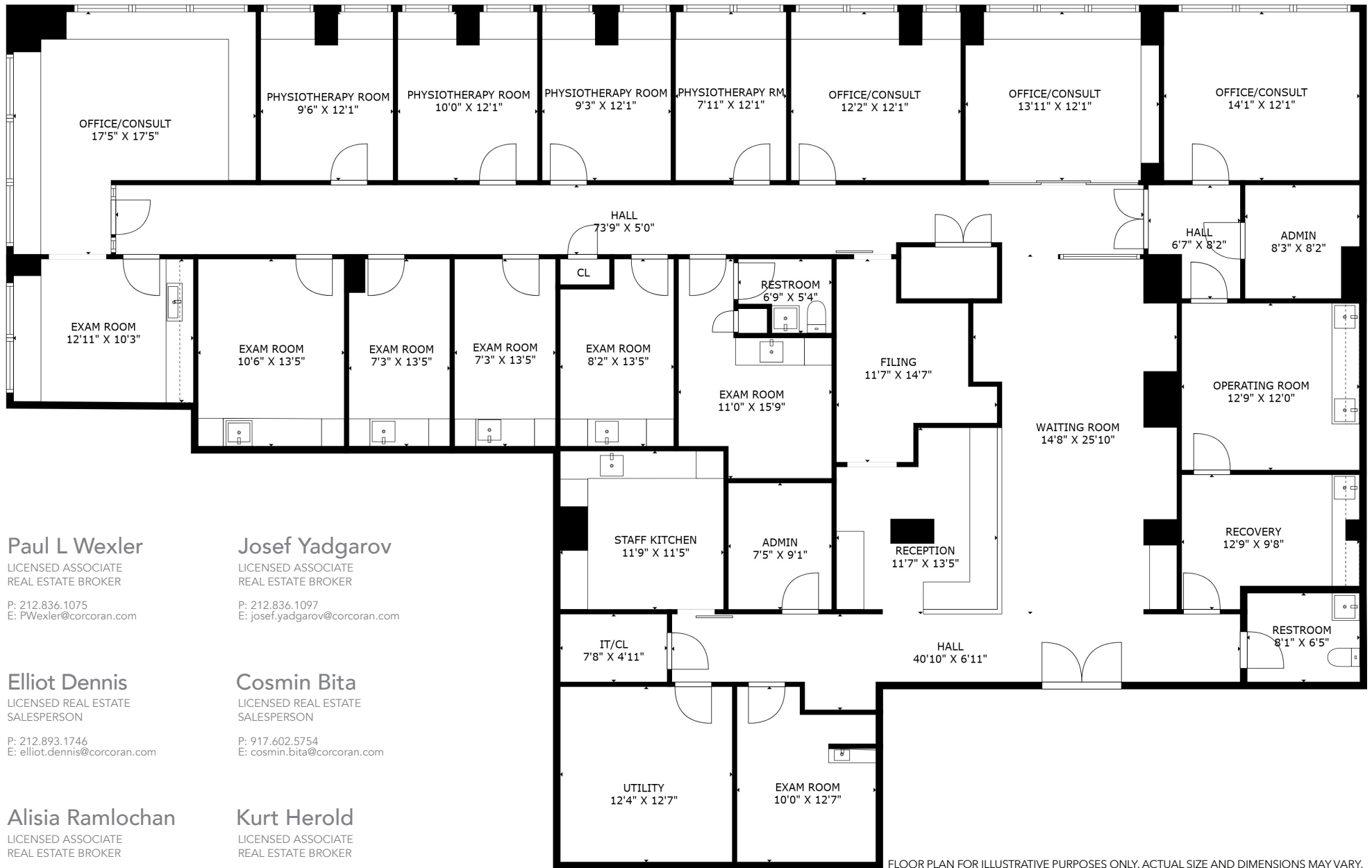












**Paul L Wexler**  
LICENSED ASSOCIATE  
REAL ESTATE BROKER

P: 212.836.1075  
E: PWexler@corcoran.com

**Josef Yadgarov**  
LICENSED ASSOCIATE  
REAL ESTATE BROKER

P: 212.836.1097  
E: josef.yadgarov@corcoran.com

**Elliot Dennis**  
LICENSED REAL ESTATE  
SALESPERSON

P: 212.893.1746  
E: elliot.dennis@corcoran.com

**Cosmin Bitu**  
LICENSED REAL ESTATE  
SALESPERSON

P: 917.602.5754  
E: cosmin.bitu@corcoran.com

**Alisia Ramlochan**  
LICENSED ASSOCIATE  
REAL ESTATE BROKER

P: 212.893.1450  
E: alisia.ramlochan@corcoran.com

**Kurt Herold**  
LICENSED ASSOCIATE  
REAL ESTATE BROKER

P: 212.323.3817  
E: kherold@corcoran.com