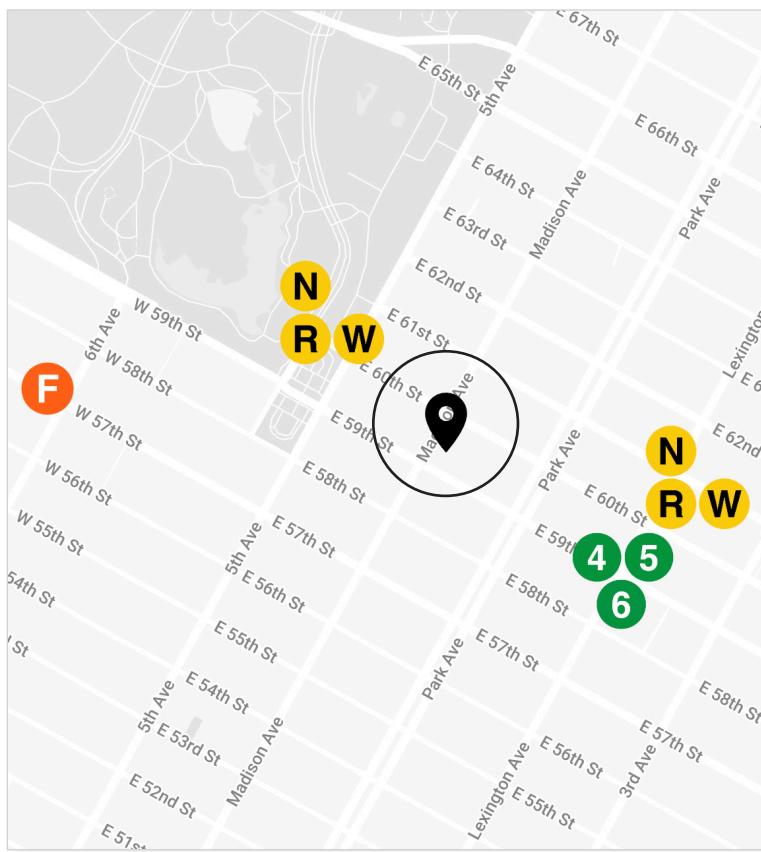


FOURTH FLOOR  
**MEDICAL OFFICE**  
FOR SUBLLEASE

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

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



