

Medical/Office Sublease Available

2050

Route 22 Patterson, New York



CBRE

Medical/Office Space Available

8,641 RSF Available

- Sublease term through February 2046
- Multi-specialty medical center
- Immediate occupancy
- Furniture, Fixtures & Equipment negotiable
- Abundance of natural light

Building Features

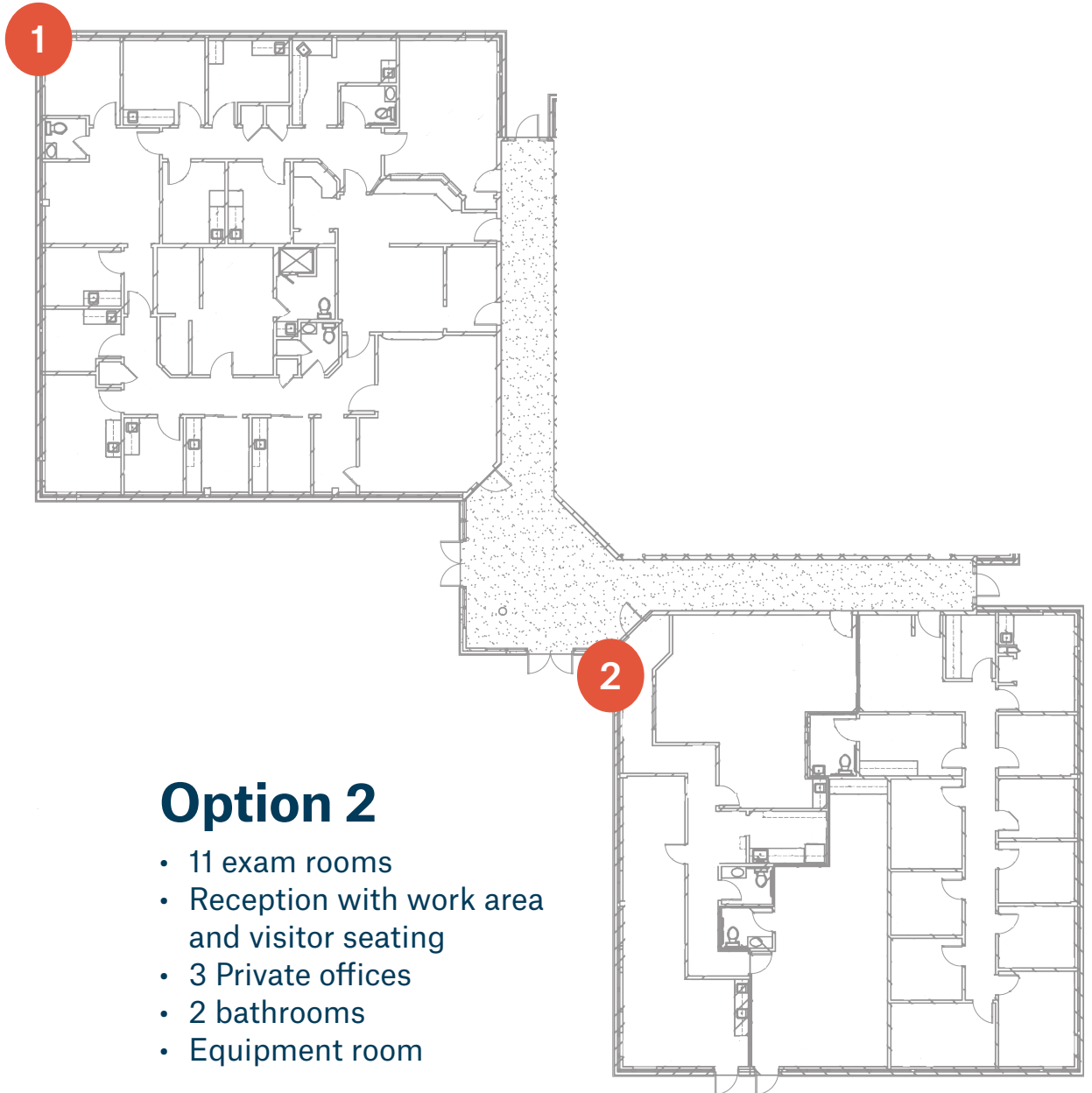
- Ample on-site parking
- Signage exposure
- Direct street access
- Handicapped accessibility
- Common corridor connecting each specialty center
- Permitted Uses: Medical and administrative offices



Total Available 8,641 RSF

Option 1

- 9 exam rooms
- Reception with work area and visitor seating
- 3 bathrooms
- Pantry
- Conference room
- 2 private offices



Option 2

- 11 exam rooms
- Reception with work area and visitor seating
- 3 Private offices
- 2 bathrooms
- Equipment room

Minutes to Nearby Amenities



Advanced Office Tech State Line HVAC
 Lawn Doctor Okinawa Goju-Ryu Karatoo
 Ace Bag & Burlap Genuine Woodworking
 Taps-N-Toes Armstrong Moving & Storage
 Brewster-Technology Computer Applications
 The Allen Twitty Insurance Agency

Hudson Valley Regional Farmers Market
 Cerebral Palsy Association

DCC Automobile Detailing & Car Wash

MATERIDIN

Town Centre Shopping Mall
 Family Dental Group
 Brewster Pastry
H&R BLOCK **VALUE VILLAGE** **POWERHOUSE BREWSTER GYM NEW YORK**
 Buy Rite Wine & Liquor
 AT&T Wireless **Fiesta Mexicana** AUTHENTIC MEXICAN CUISINE China Star
AJI SUSHI The Laundry Garden
 On Line Hair Designs **HudsonValley CREDIT UNION**
aversano's **Daniel Jewelers** Taconic Developmental Disabilities
 Intuitive Sun & Body New Sunny Ria Nail & Spa In **Spash CAR WASH** **McDonald's**

Powers Fasteners

B&B Ambulette Corporation Brewster Best House Painting
 Brewster Flooring

LifeStorage

Kelly's Corner Restaurant

Ski Haus Sports Center

Town Centre Shopping Mall

enterprise

Bel-Aire Motor Inn

Red Rooster Drive-In

DUNKIN' R.S. Cleaners
 Palmer Bros. Hardware
 Brewster Beer & Soda
 Dennis Palmer Plumbing
 Sinapi's Pizzeria

salsa fresca

Mobil

Gulf

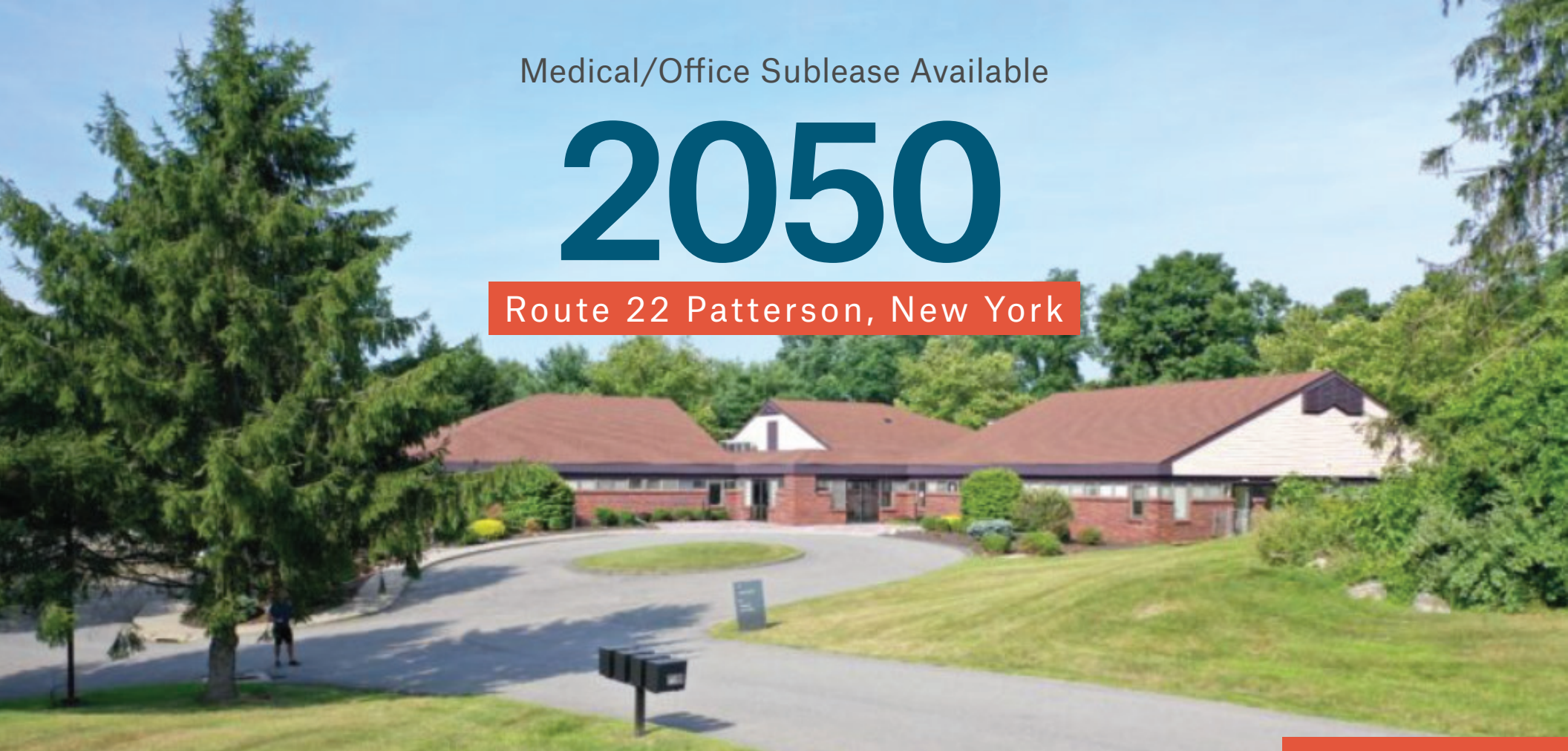
FAST LANE OIL CHANGE & CAR WASH

click here to view on **Google maps**

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Contact the Leasing Team

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CBRE

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