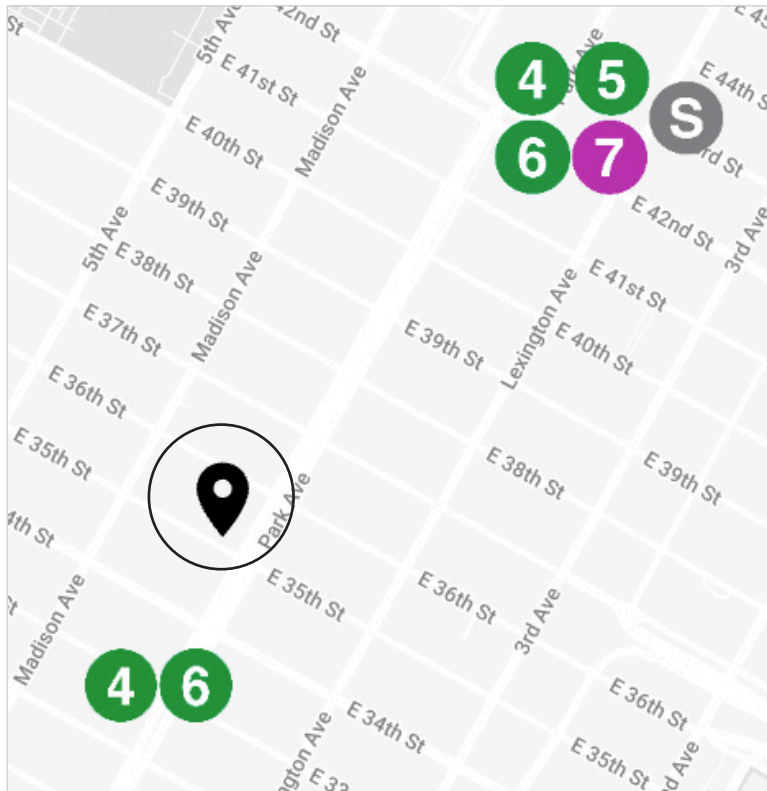


GROUND FLOOR
**MEDICAL/PROFESSIONAL
OFFICES** FOR LEASE

PRICE \$65/RSF
APPROX SIZE SUITE 2: 997+/- RSF (\$5,400/MO)
SUITE 3: 542+/- RSF (\$2,935/MO)
TERM NEGOTIABLE
POSSESSION IMMEDIATE



40 PARK AVENUE, SUITES 2 & 3
CORNER OF PARK AVENUE AND EAST 36TH STREET

LAYOUT SUITE 2

- WAITING ROOM
- RECEPTION
- PROCEDURE ROOM
- FOUR EXAM ROOMS
- TWO RESTROOMS

ADDITIONAL FEATURES

- SHARED VESTIBULE STREET ENTRANCE ON EAST 36TH STREET
 - PRISTINE INSTALLATION
 - WINDOWS FACING PARK AVENUE AND EAST 36TH STREET
 - ADAPTABLE TO ANY MEDICAL SPECIALTY
-

LAYOUT SUITE 3

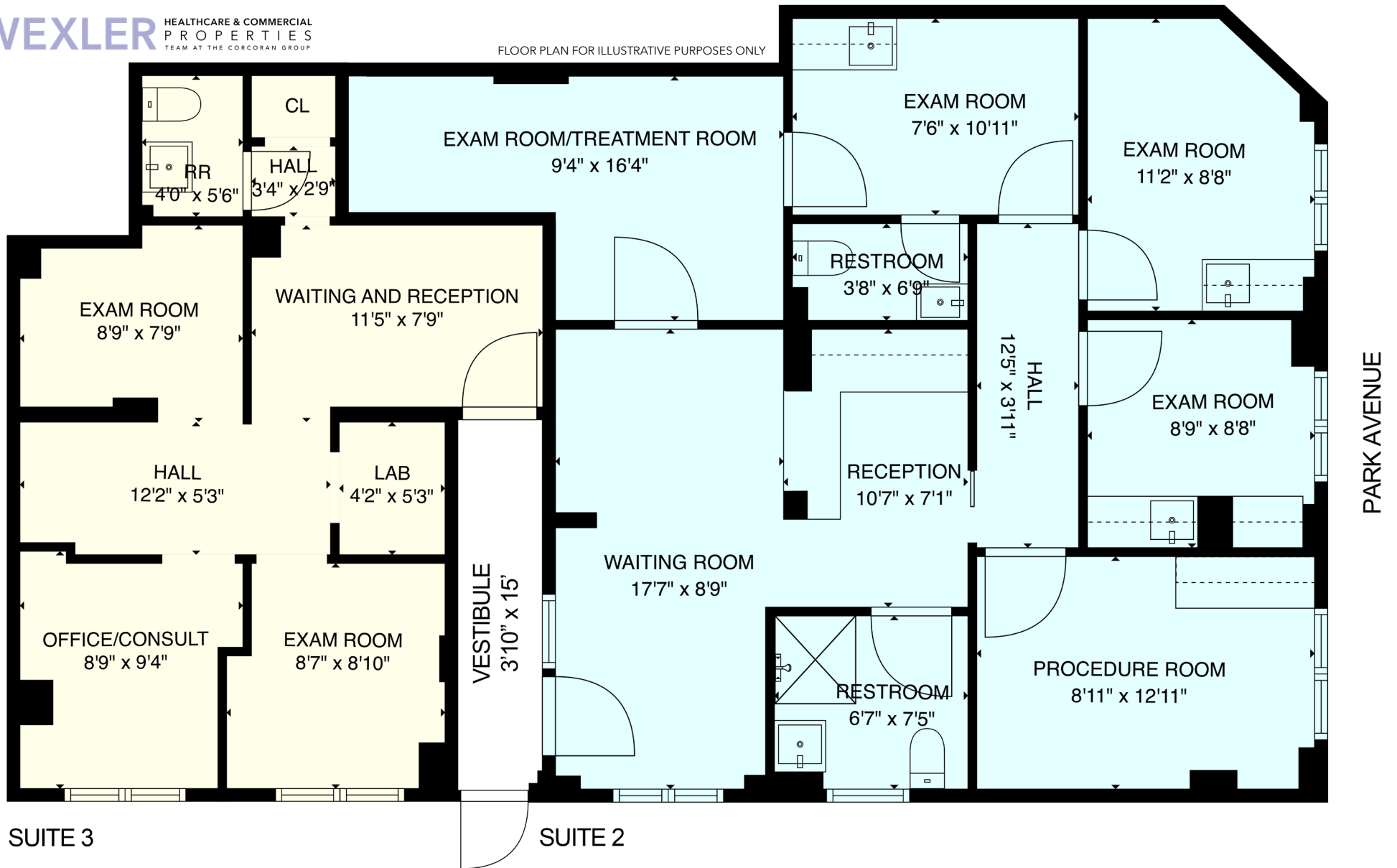
- WAITING AND RECEPTION AREA
- LAB
- TWO EXAM ROOMS
- OFFICE/CONSULT
- RESTROOM

ADDITIONAL FEATURES

- SHARED VESTIBULE STREET ENTRANCE ON EAST 36TH STREET
- WINDOWS FACING EAST 36TH STREET
- ADAPTABLE TO ANY MEDICAL SPECIALTY



FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY



SUITE 3

SUITE 2

EAST 36TH STREET

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