

# COMPASS



238 E 77th Street

Turn Key Lower Level Medical For Lease

**UPLIFTED**

Imagine an EYE-OPENING Lift With a Daily Drop of Upneeq (polymetazoline hydrochloride ophthalmic solution), 0.1%

Example of positive results after the first dose of Upneeq

Before Upneeq      Hour 2

**UPNEEQ**  
(polymetazoline hydrochloride ophthalmic solution), 0.1%  
*Eye-Opening Possibilities*

Upneeq is the only FDA-approved prescription eyedrop for acquired ptosis (lowering lid) that lifts your upper eyelids to open your eyes.

**IMPORTANT SAFETY INFORMATION**

**What is Upneeq?**  
Upneeq (polymetazoline hydrochloride ophthalmic solution), 0.1% is a prescription eyedrop used to temporarily lift the upper eyelids in patients with acquired ptosis.

**What warnings and precautions are associated with Upneeq?**

- Upneeq is not for use in patients with narrow-angle glaucoma.
- Upneeq is not for use in patients with a history of or current eye infection.
- Upneeq is not for use in patients with a history of or current eye injury.
- Upneeq is not for use in patients with a history of or current eye surgery.
- Upneeq is not for use in patients with a history of or current eye disease.
- Upneeq is not for use in patients with a history of or current eye irritation.
- Upneeq is not for use in patients with a history of or current eye redness.
- Upneeq is not for use in patients with a history of or current eye swelling.
- Upneeq is not for use in patients with a history of or current eye pain.
- Upneeq is not for use in patients with a history of or current eye itching.
- Upneeq is not for use in patients with a history of or current eye burning.
- Upneeq is not for use in patients with a history of or current eye stinging.
- Upneeq is not for use in patients with a history of or current eye tearing.
- Upneeq is not for use in patients with a history of or current eye discharge.
- Upneeq is not for use in patients with a history of or current eye crusting.
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**YOUTH THERAPY**  
MEDICAL





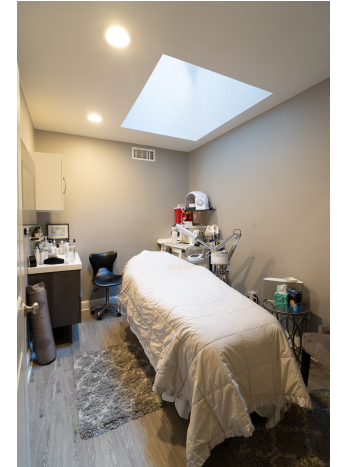
## Key Details

- Approximately 1250 RSF
- Fully renovated medical space
- Front desk with small retail area
- 2 Standard treatment rooms
- 1 Extra large treatment room
- 1 Bathroom
- 3 skylights
- Great signage & flagpole
- 1 Block from the Subway

Term-5-10-years

Possession-7/1/25

Asking \$8500 per month



## THE POL SINELLI-GRAFF TEAM

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