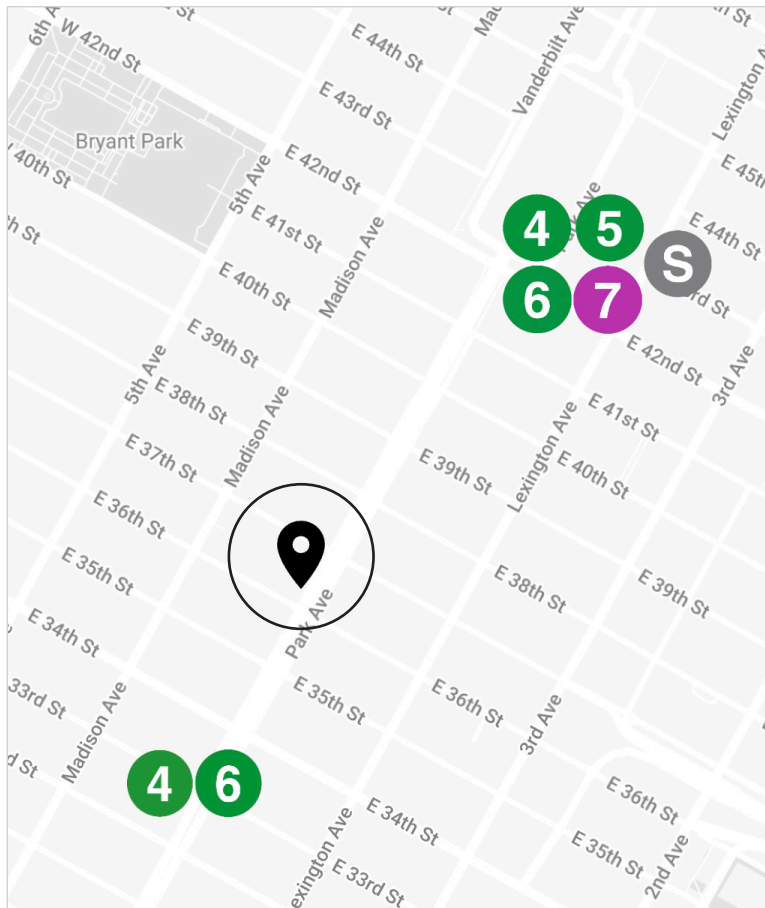


# GROUND FLOOR **MEDICAL OFFICE** FOR LEASE

PRICE \$65/RSF  
APPROX SIZE 1,636+/- RSF  
TERM NEGOTIABLE



**40 PARK AVENUE, SUITE 1**  
BETWEEN EAST 36TH STREET AND EAST 37TH STREET

## LAYOUT

- WAITING ROOM
- RECEPTION
- SEVEN EXAM ROOMS
- THREE OFFICES/CONSULTS
- TWO NURSES' STATIONS
- STAFF PANTRY/KITCHENETTE
- TWO RESTROOMS
- STORAGE ROOM
- TWO CLOSETS
- IT CLOSET
- EQUIPMENT ROOM

## ADDITIONAL FEATURES

- PRIVATE STREET ENTRANCE ON PARK AVENUE
- NEW MEDICAL PRE-BUILT COMING
- WINDOWS FACING PARK AVENUE
- 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

### 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

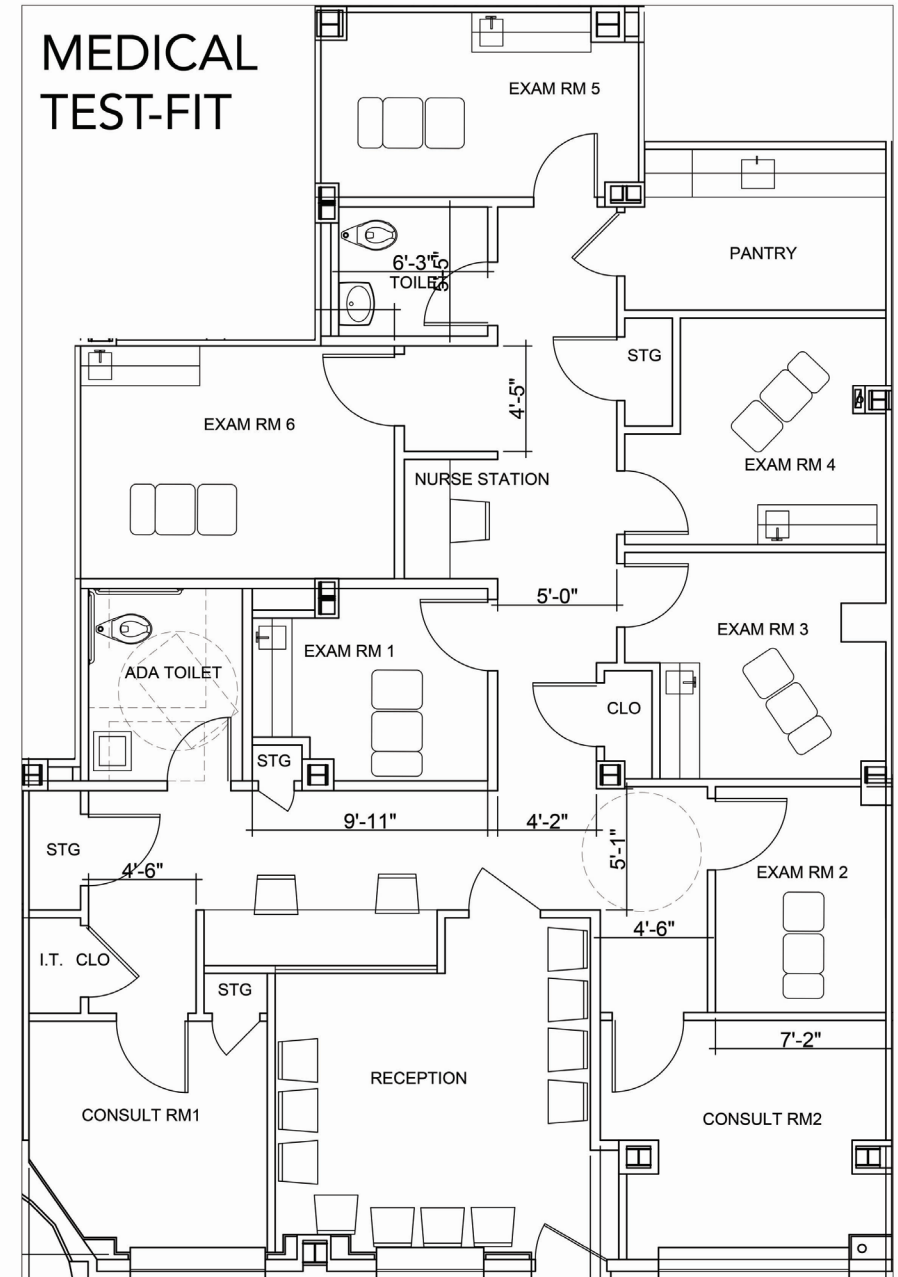
### Cosmin Bitu

LICENSED REAL ESTATE  
SALESPERSON

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

**WEXLER** HEALTHCARE & COMMERCIAL  
PROPERTIES  
TEAM AT THE CORCORAN GROUP

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PARK AVENUE