



HOULIHAN LAWRENCE
COMMERCIAL

Medical Center at Mahopac

572 Route 6, Mahopac, NY 10541

Mike Rackenberg

Associate Broker

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Garry Klein

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914 588 1585

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LEASE PROPOSAL

Property Summary

FOR LEASE



Property Description

Welcome to ****The Medical Center at Mahopac****, your ideal destination for expanding your medical or professional office! This property is strategically located on busy Route 6, offering exceptional visibility with great signage and ample exposure to high traffic. The building is meticulously maintained, with recent exterior upgrades that provide a modern and inviting appearance.

Property Highlights

- High Traffic Location- Located on busy Route 6, ensuring a steady flow of potential clients or patients
- Versatile Spaces- Flexibility to adapt spaces to your specific needs, whether you require a smaller office or a larger suite
- Modern & Inviting- Recent exterior updates enhance the building's curb appeal
- Ample Parking- Convenience for staff and clients with plenty of parking available

Offering Summary

Lease Rate:	Upon Request
Available SF:	150 - 3,600 SF
Units Available:	2

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Complete Highlights

FOR LEASE



Property Highlights

- Medical/Professional Office Building
- 150 - 3,600 square feet
- Flexible spaces ranging from 150 to 1,100 square feet or up to 3,600 square feet for larger needs, offering
- Customizable layouts to fit your business
- Recently updated exterior and meticulously maintained interior, ideal for immediate occupancy
- Ideal Uses
- The Medical Center at Mahopac is best suited for a variety of medical and professional practices, such as:
 - Urgent Care Centers (Second-generation urgent care space available)
 - Physical Therapy Clinics
 - Dental Offices
 - Orthopedic Practices
 - ENT Specialists
 - Chiropractic Offices
 - Professional Office Uses (accounting, legal, administrative, etc.)

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Lease Spaces

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Lease Information

Available Spaces:	2
Total Space:	1,100 - 2,500 SF

Lease Term:	Negotiable
Lease Rate:	Upon Request

Available Spaces

Suite	Max Size (SF)		Description
572 Route 6	1,100 SF	Upon Request	This former urgent care has been subdivided and has a remaining 150-1,100 square feet of usable professional office space use. Please reach out to us as this area is negotiable and subdividable for your desired preference with a shared common area.
572 Route 6	2,500 SF	Upon Request	Area is negotiable and subdividable.

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Plat Map

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DESCRIPTION	SPECIAL DISTRICT INFORMATION	STATE LINE	DISPUTED AREA	WETLANDS LINE & SYMBOL	DEVELOPERS LOT NUMBER
		COUNTY LINE	CONTINUOUS OWNERSHIP		5
		TOWN LINE	ROAD R.O.W.		100(D)
		VILLAGE LINE	STREAM WATER LINE		100(S)
		BLOCK LIMIT	SPECIAL DISTRICT LINE		2.34 AC. C.A.L.
		ORIGINAL LOT LINE	SCHOOL DISTRICT LINE		25
		PROPERTY LINE	PART OF PARCEL BOUNDARY		

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Floor Plan

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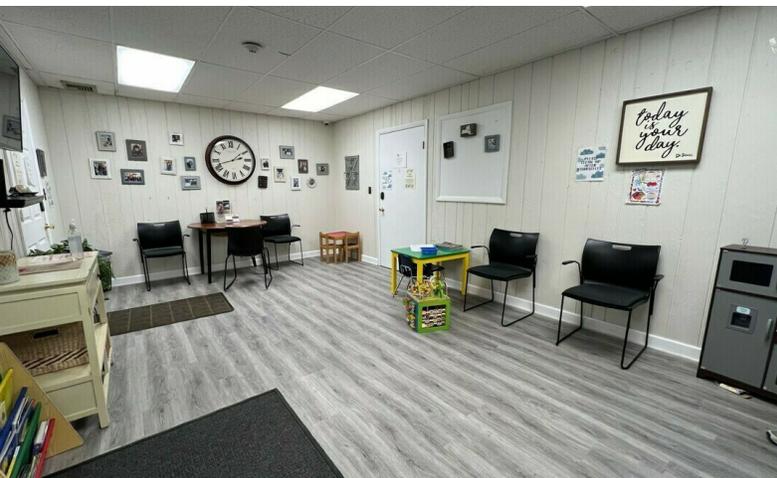
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Interior Photos

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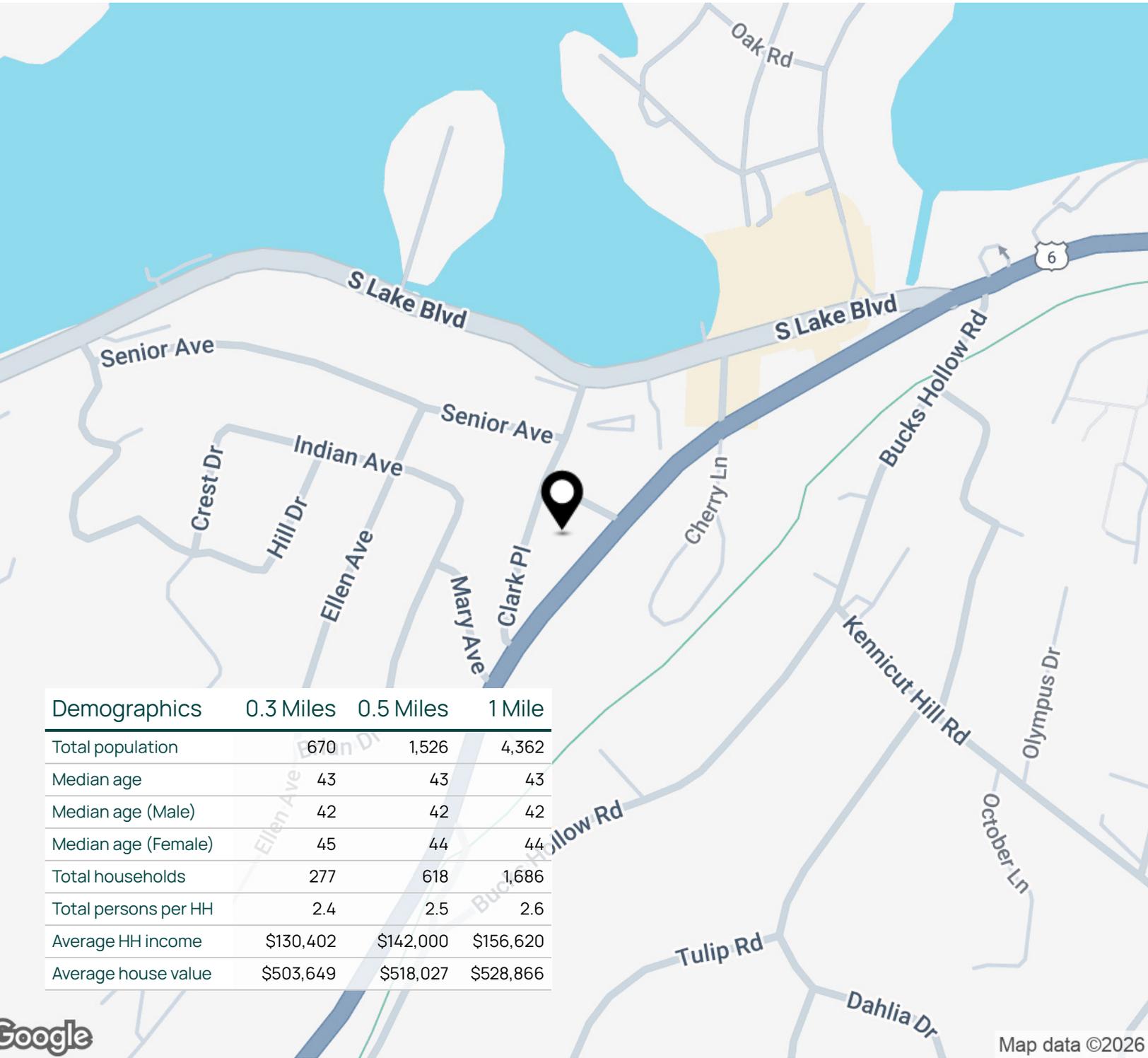
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