

*Building Better Communities With.....*



**JUST LISTED FOR LEASE!  
CLASS A-MOB / MOTEFIORE ST.LUKE'S CAMPUS  
21 LAUREL AVENUE CORNWALL, NY**



**[VIRTUAL PROPERTY TOUR](#)**

**Come discover the Rx for success in Cornwall. Modern Class-A MOB on Montefiore St. Luke's Cornwall Campus is centrally located to all amenities. Two story, light-filled atrium provides a welcoming entry to greet visitors. Spacious suites with smart configurations to maximize workspace efficiency. Contiguous units can be combined to accommodate larger practices and full build-outs are available with a large selection of finishes for complete customization. Property is professionally managed. Ample parking available in large, level lot with exterior signage available.**

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**Currently available upper level suites:**

- ✓ **Suite 210, located next to elevator, is 1687sf with waiting room, reception, 5 exam rooms, and restroom.**
- ✓ **Suites 230 & 250 are combined to make Suite 240 with 4040sf, large reception and waiting rooms, 13 exam rooms, and 2 restrooms.**
- ✓ **Suite 270 is currently used for storage but can be made available.**
- ✓ **Suite 260 is a large corner unit with 2857sf, combined lobby/reception area, 9 exam rooms, and 3 bathrooms.**
- ✓ **Adjoining is Suite 280 with 4068sf, with a large lobby and reception rooms, 12 exam rooms, and 2 bathrooms**

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# Photo Gallery

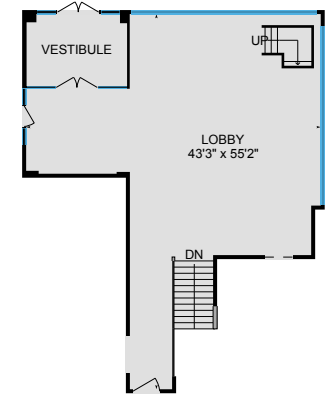
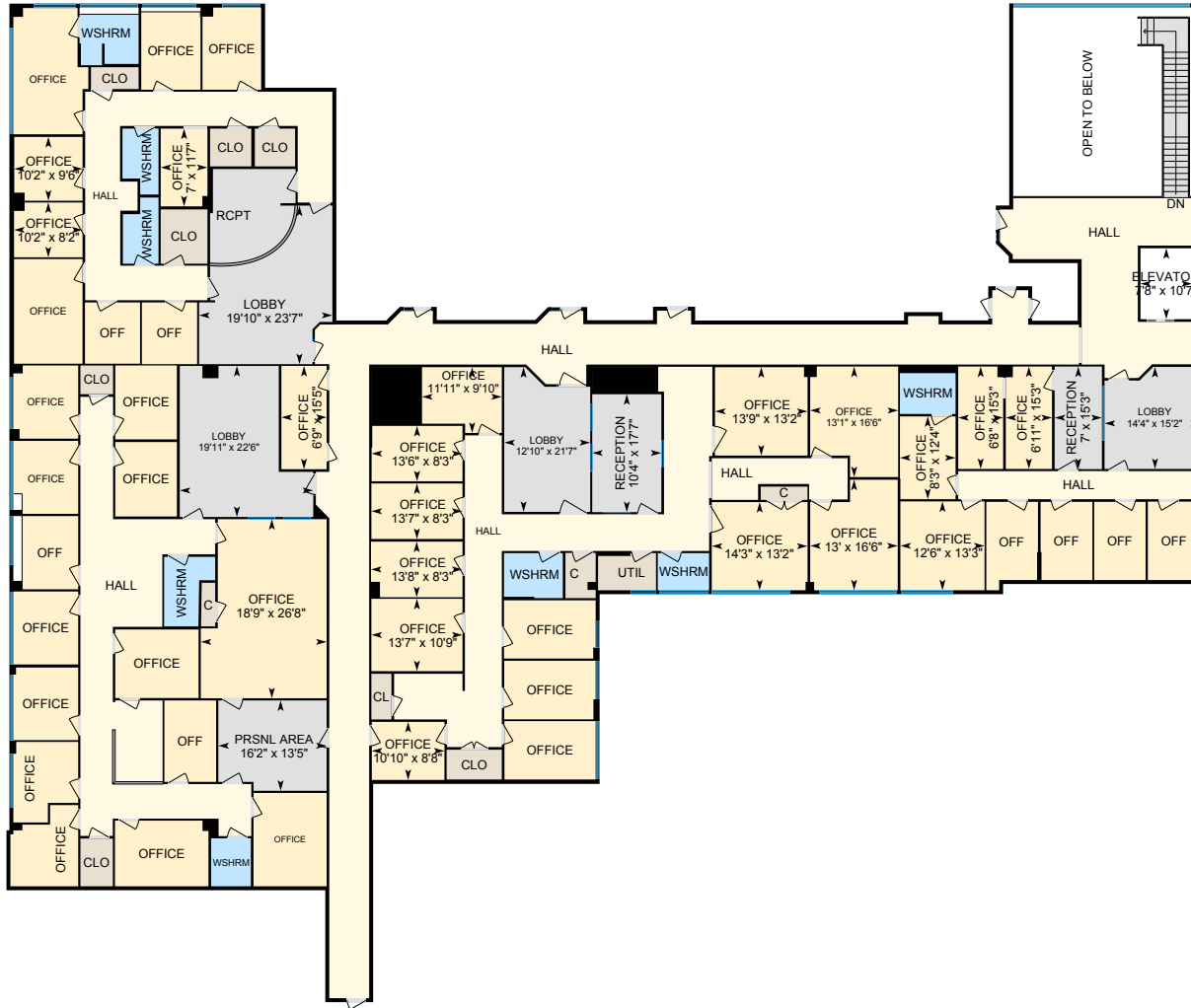






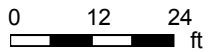
# 21 Laurel Ave, Cornwall, NY

## Main Building



**Main Floor**  
Interior Area 12930.52 sq ft

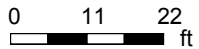
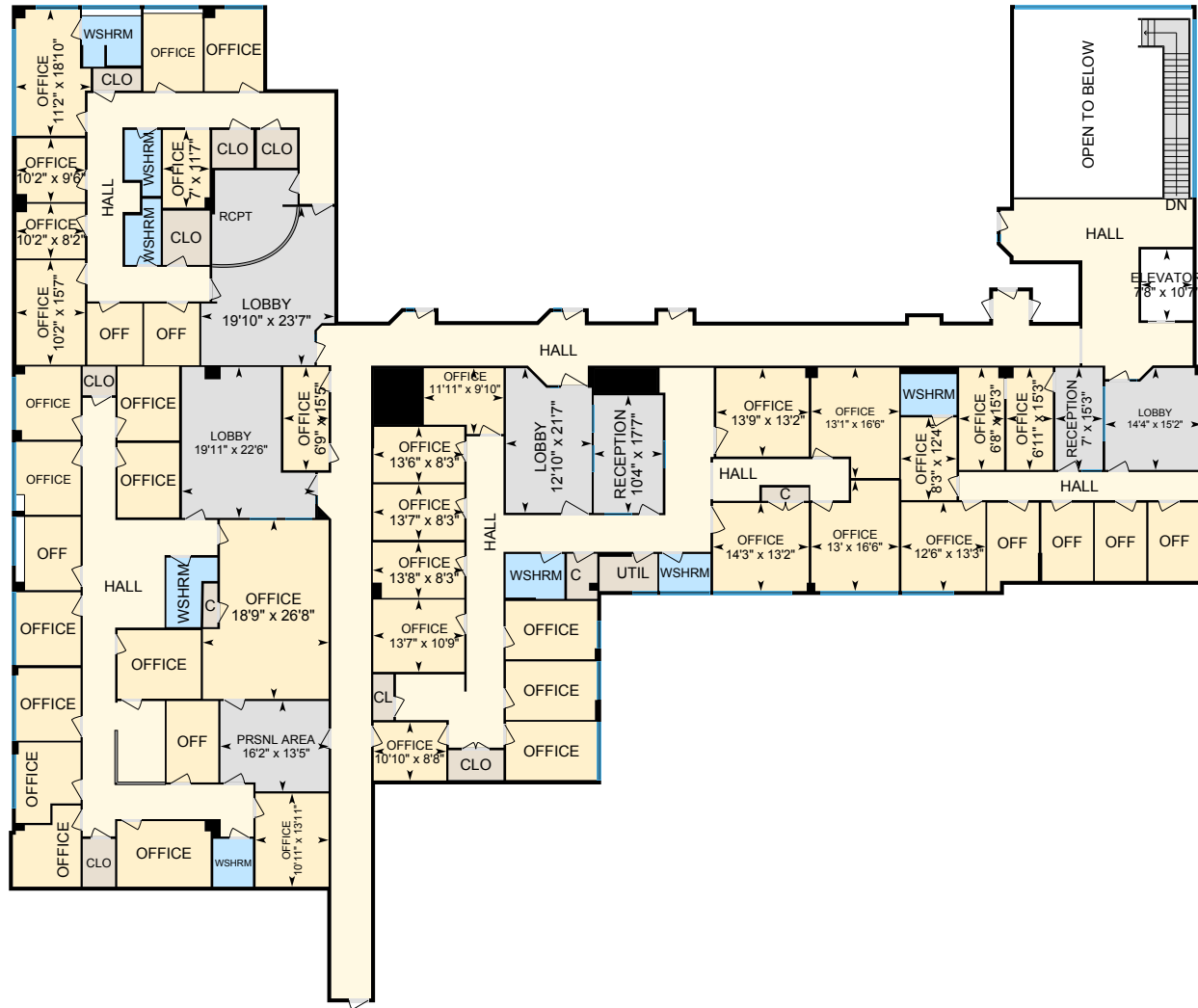
**Lobby**  
Interior Area 1523.66 sq ft



PREPARED: 2021/09/27

# 21 Laurel Ave, Cornwall, NY

Main Floor Total Interior Area 12930.52 sq ft

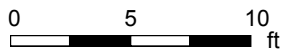
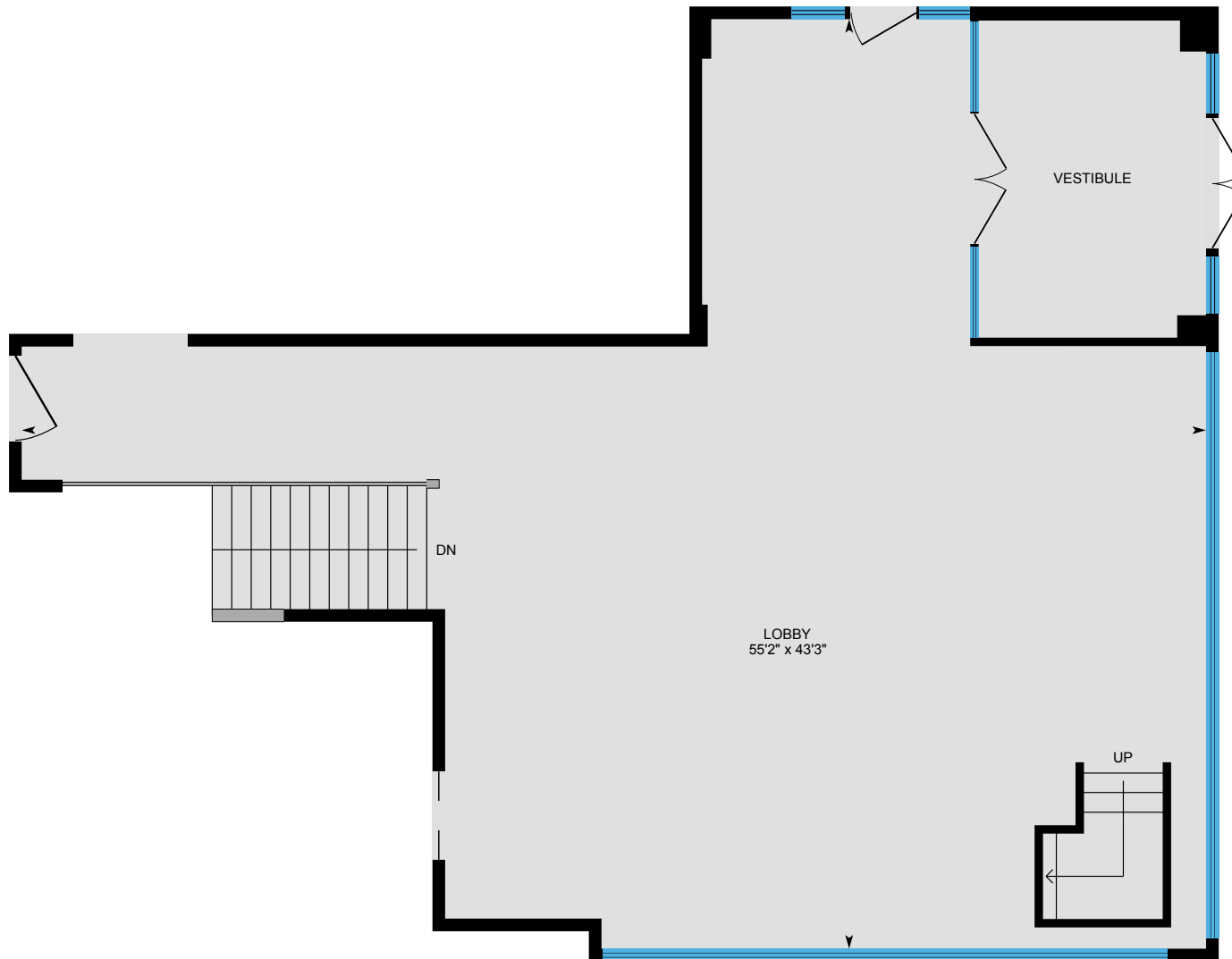


PREPARED: 2021/09/27



# 21 Laurel Ave, Cornwall, NY

Lobby Total Interior Area 1523.66 sq ft



PREPARED: 2021/09/27





# 21 Laurel Ave, Cornwall, NY

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### MAIN FLOOR

Elevator: 7'8" x 10'7"

Lobby: 14'4" x 15'2"

Lobby: 12'10" x 21'7"

Lobby: 19'11" x 22'6"

Lobby: 19'10" x 23'7"

Office: 13'1" x 16'6"

Office: 18'9" x 26'8"

Office: 12'6" x 13'3"

Office: 10'10" x 8'8"

Office: 10'11" x 13'11"

Office: 6'8" x 15'3"

Office: 11'2" x 18'10"

Office: 10'2" x 15'7"

Office: 10'2" x 8'2"

Office: 10'2" x 9'6"

Office: 6'11" x 15'3"

Office: 7' x 11'7"

Office: 8'3" x 12'4"

Office: 13'7" x 8'3"

Office: 13'6" x 8'3"

Office: 6'9" x 15'5"

Office: 11'11" x 9'10"

Office: 13'7" x 10'9"

Office: 13'8" x 8'3"

Office: 13' x 16'6"

Office: 13'9" x 13'2"

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

Interior Area: 12930.52 sq ft

Excluded Area: 710.57 sq ft

Perimeter Wall Length: 793 ft

##### LOBBY

Interior Area: 1523.66 sq ft

Perimeter Wall Length: 199 ft

#### Total Above Grade Floor Area

Main Building Interior: 14454.18 sq ft

Main Building Excluded: 710.57 sq ft

# 21 Laurel Ave, Cornwall, NY

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## Property Details

### Room Measurements

Office: 14'3" x 13'2"

Prsnl Area: 16'2" x 13'5"

Reception: 7' x 15'3"

Reception: 10'4" x 17'7"

Wshrm: 8'9" x 6'8"

Wshrm: 7'8" x 5'6"

Wshrm: 5'4" x 9'10"

Wshrm: 5'4" x 9'10"

Wshrm: 8'10" x 7'7"

Wshrm: 7'7" x 10'4"

Wshrm: 5'11" x 7'2"

Wshrm: 8'3" x 6'1"

### LOBBY

Lobby: 43'3" x 55'2"

### Floor Area Information

# 21 Laurel Ave, Cornwall, NY

## iGUIDE Method of Measurement

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### Definitions

**Interior Area** is a per floor calculation, made by measuring to the inside surface of the exterior walls.

**Excluded Area** is a sum of interior areas of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces, non-enclosed open spaces, such as decks and balconies.

The footprint of all interior walls and staircases is typically included in the reported Interior Area for a floor. The iGUIDE PDF floor plans use color to highlight all included areas. All excluded areas are shown white.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls, see below for calculation details.

**Grade** is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

**Total Interior Area** is the sum of all Interior Areas.

**Total Excluded Area** is the sum of all Excluded Areas.

**Total Exterior Area** is the sum of all Exterior Areas.

**Unfinished Area** is the sum of interior areas of all unfinished rooms (measured to the inside surface of room walls).

**Finished Area** is Exterior Area minus Unfinished Area. Finished Area includes the footprint of interior and exterior walls.

### iGUIDE Exterior Area Calculation

**Exterior Area = [Perimeter Wall Thickness] x [Perimeter Wall Length] + [Interior Area]**

### Notes

A. **Perimeter Wall Thickness** is an independent measurement taken from the property, typically, at the main entrance. Considerations are not made for varying wall thickness around the perimeter.

B. **Perimeter Wall Length** is the sum of lengths of all exterior wall segments on a particular floor. When used to calculate Total Exterior Area Above Grade based on Total Interior Area Above Grade, it is the sum of perimeter wall lengths of all floors above grade.

### Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.