

wexler healthcare properties  
AT THE CORCORAN GROUP

# MEDICAL SPACE

## FOR LEASE

### PRICE/RSF

LL: \$49  
FL4: \$55  
FL5: HIGH \$50'S

### APPROX SIZE

LL: 2,720 RSF  
FL4/5: 2,959 RSF EACH

### POSSESSION

IMMEDIATE





## LAYOUT

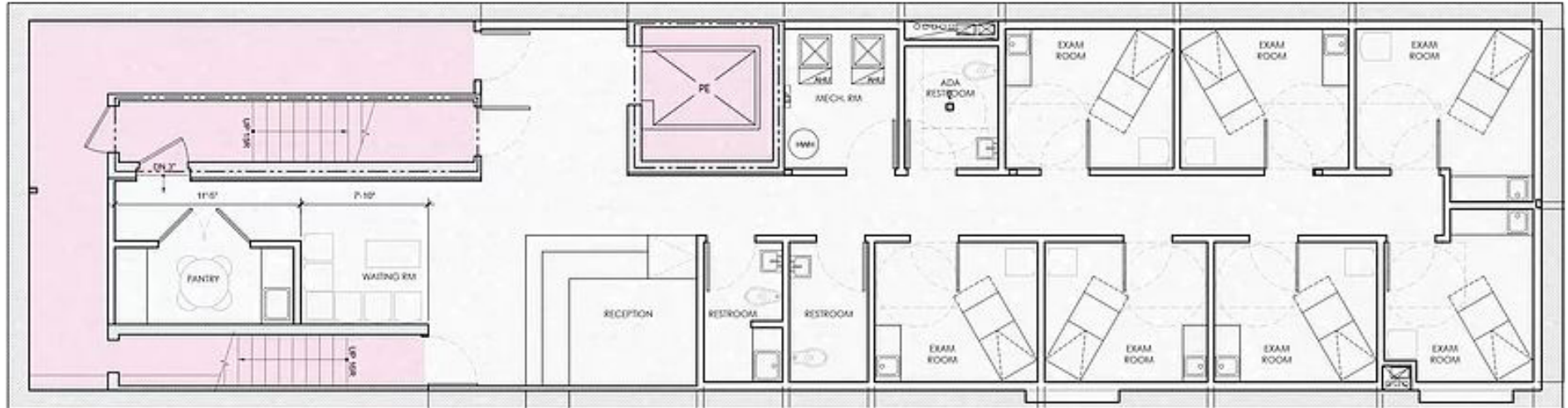
- GUT RENOVATED MEDICAL OFFICE BUILDING  
PREBUILT SUITES AVAILABLE ON 4TH FLOOR
- BRAND NEW  
BUILDING LOBBY WITH MARBLE FLOORING  
LARGE PASSENGER ELEVATOR
- TURN-KEY MEDICAL INSTALLATIONS AVAILABLE
- PROXIMATE TO THE MEDICAL AND LIFE SCIENCES CORRIDOR  
NYU LANGONE MEDICAL CENTER  
THE ALEXANDRIA CENTER FOR LIFE SCIENCES  
BELLEVUE MEDICAL CENTER  
AND NUMEROUS PROFESSIONAL MEDICAL COMPLEXES
- EASILY ACCESSIBLE VIA THE 33RD STREET 6 SUBWAY LINE, M34  
BUS ROUTE AND BY CAR WITH MULTIPLE PARKING OPTIONS  
NEARBY

## ADDITIONAL FEATURES

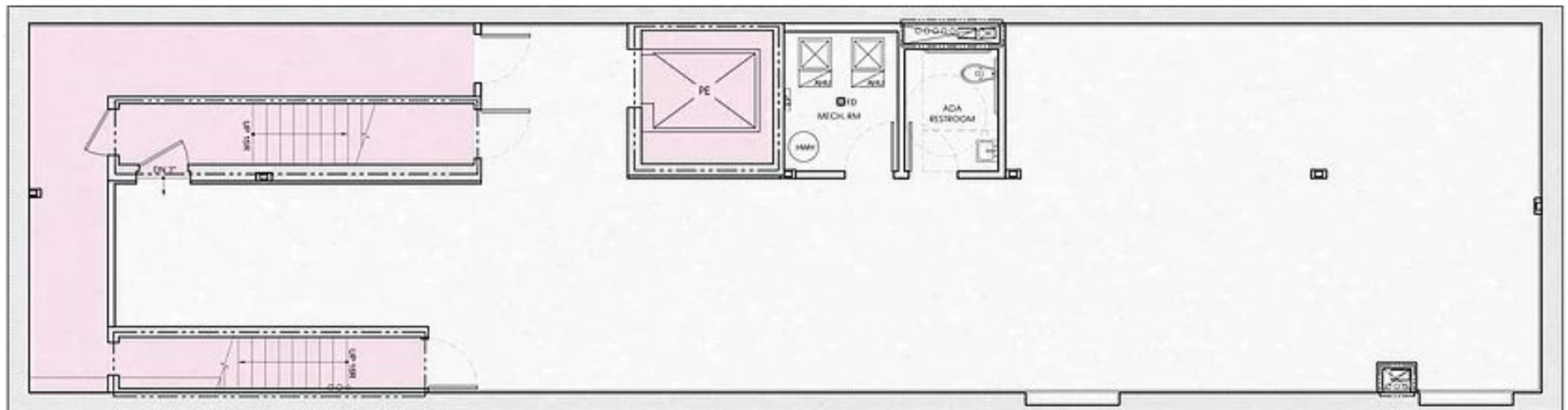
- LANDLORD TO DELIVER HIGH-END, FULL FLOOR, PRE-BUILT MEDICAL SUITES
- 5,918 RSF OF CONTIGUOUS SPACE
- EFFICIENT FLOORS OFFER EXCELLENT NATURAL LIGHT
- EACH FLOOR HAS  
ITS OWN DEDICATED AND TENANT CONTROLLED HVAC  
DIRECT-METERED ELECTRIC
- TO BE DELIVERED WITH CAT-5 WIRING IN PLACE
- KEYED, LARGE MEDICAL-SIZED ADA ELEVATOR OPENS DIRECTLY ONTO TENANT'S  
FLOOR WITH ABILITY TO ACCOMMODATE A STRETCHER



## LOWER LEVEL - 2,720 SF



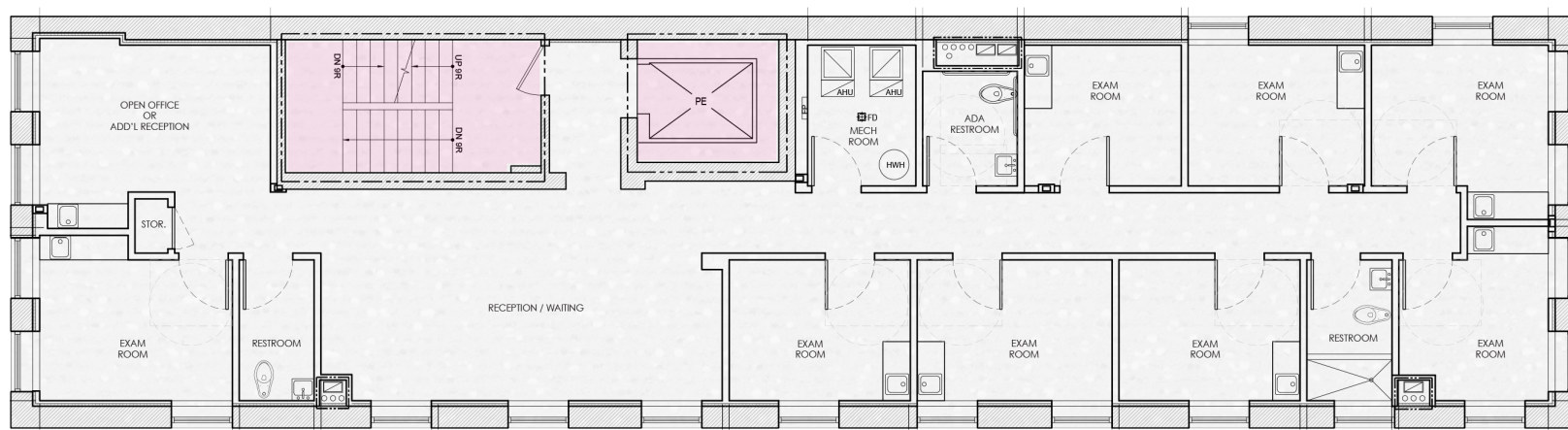
### TEST-FIT



### CORE AND SHELL PLAN

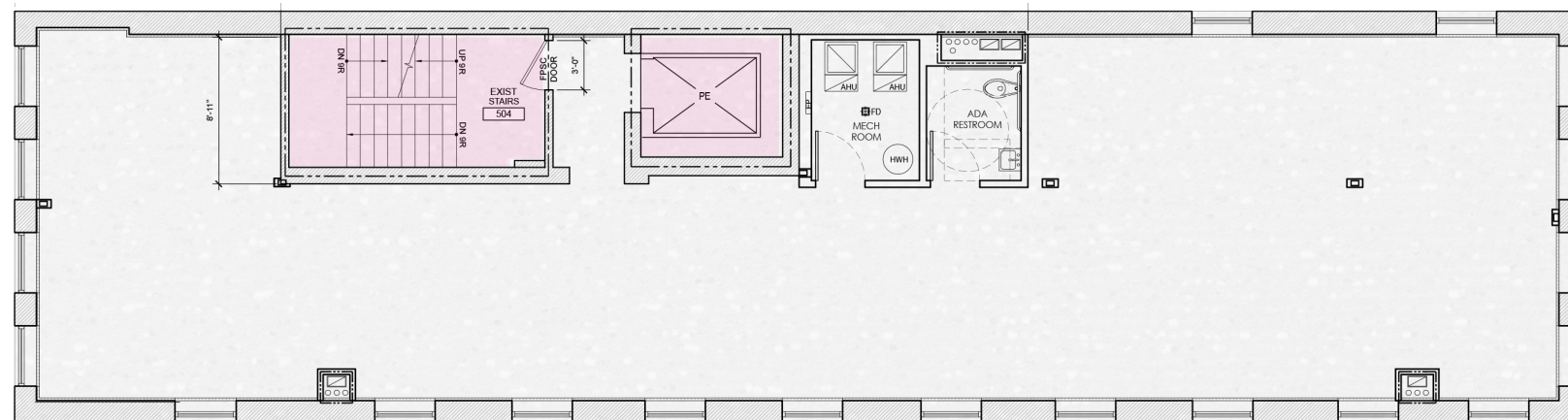


## ENTIRE 3RD & 4TH FLOORS – 2,959 SF



### Medical Office Pre-Built Plan

## ENTIRE 5TH FLOOR – 2,959 SF



### Core & Shell Floor Plan

FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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