

Medical Office | For Lease

**CBRE Upstate NY**  
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# North Country Medical Office Building

1571 Washington Street, Watertown, NY 13601

48,672 SF Class A Medical | Divisible



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## Property Overview

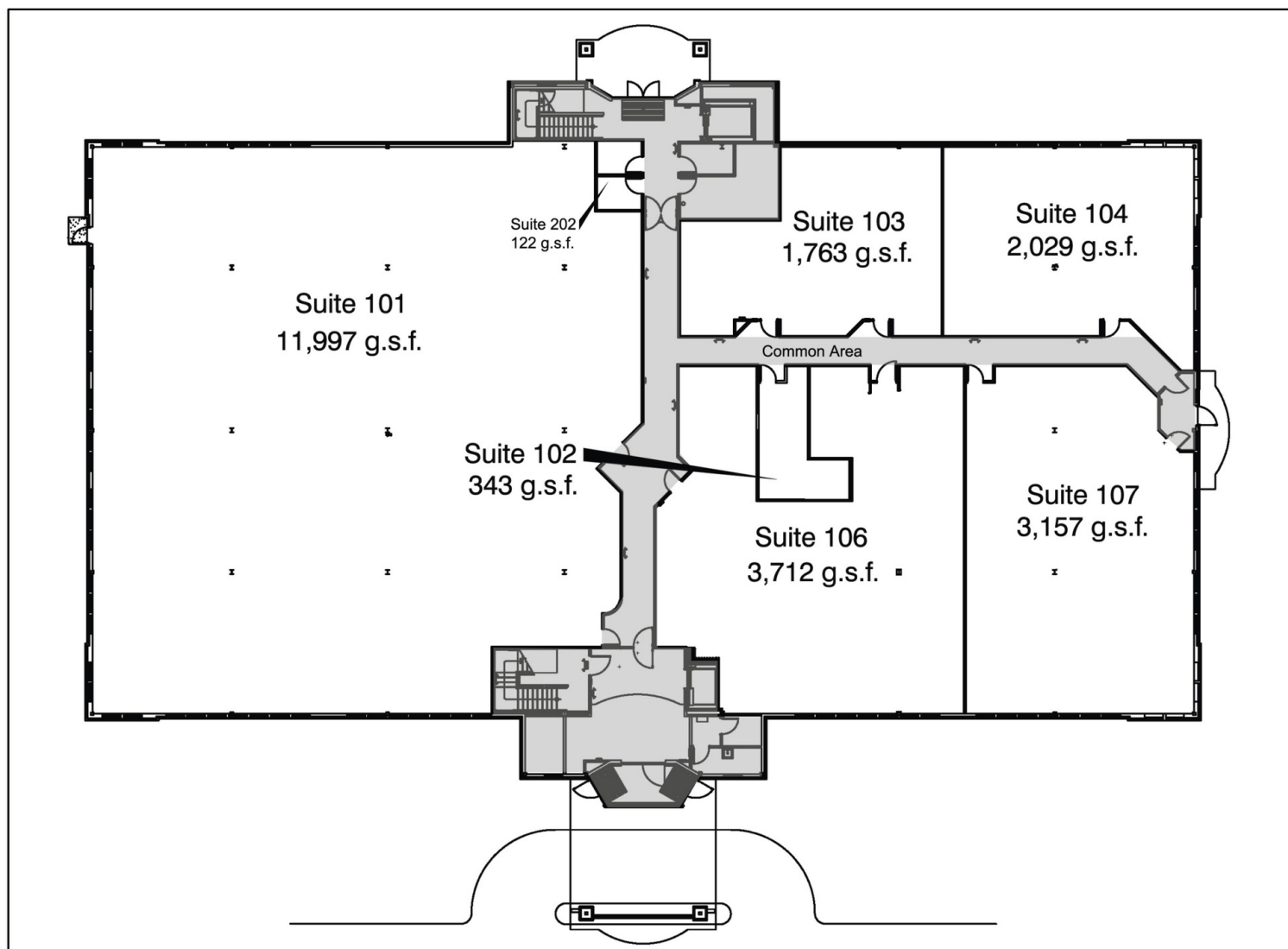
48,672 SF of class A medical office space available for lease, and can be divided as needed. The property boasts an ambulatory surgery center (ASC) with operating rooms, covered patient drop-off/pick-up area and abundant on-site parking.

## Property Highlights

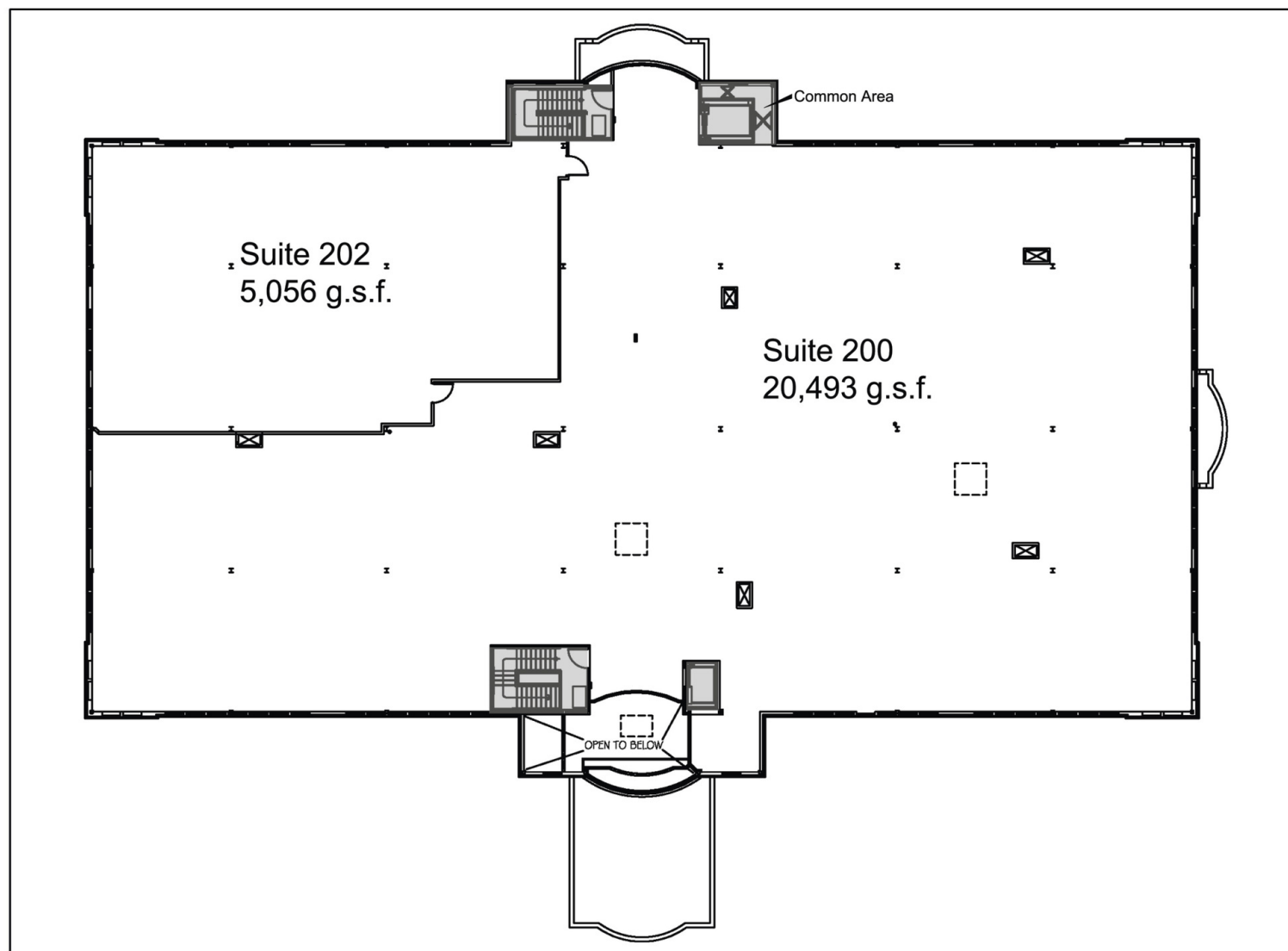
- + Class A Medical Office Building Available: 48,672 RSF
- + Can be divided
- + Located within one (1) mile of Samaritan Health Hospital, along the Washington Street medical corridor
- + 5,056 square foot ASC with two (2) operating rooms
- + Covered drop-off and pick-up at main entrance
- + Abundant convenient on-site parking
- + Two (2) story building
- + Building is serviced by two (2) elevators, one (1) of which is dedicated to the ASC.



| Suites | Available GSF |
|--------|---------------|
| 101    | 11,997        |
| 102    | 343           |
| 103    | 1,763         |
| 104    | 2,029         |
| 106    | 3,712         |
| 107    | 3,157         |
| 200    | 20,493        |
| 202    | 5,178         |



**First Floor**  
**North Country Medical Center**



Second Floor  
North Country Medical Center

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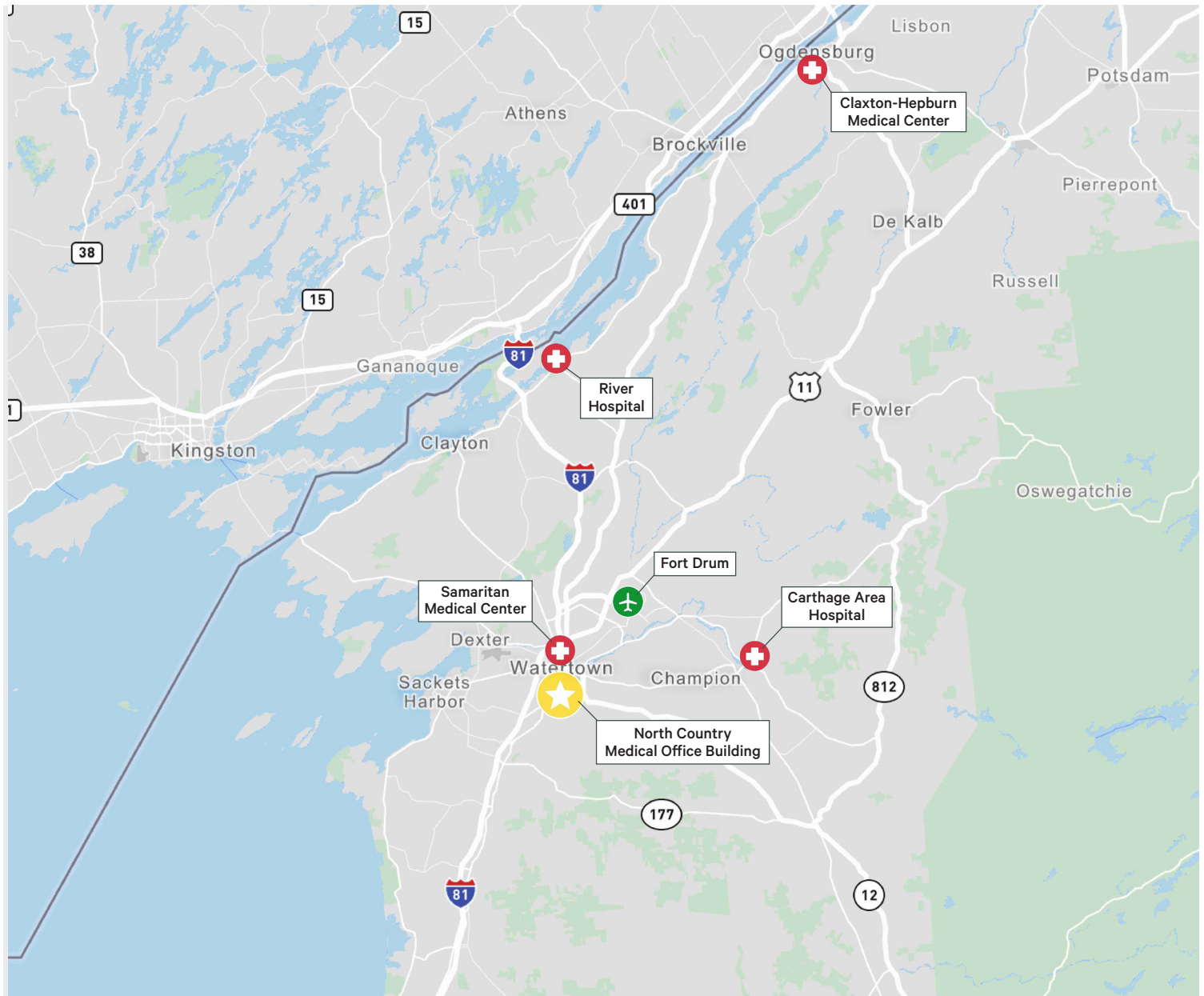


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## Contact Us

### Cory LaDuke, SIOR

Lic. Associate Real Estate Broker

+1 315 422 4200 x 321

cory.laduke@cbre-syr.com

### CBRE Upstate NY

500 Plum Street, Suite 402

Syracuse, New York 13204

+1 315 422 4200

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