

wexler healthcare properties  
AT THE CORCORAN GROUP

# FOURTH FLOOR MEDICAL CONDO FOR SALE OR LEASE

PRICE (SALE) \$1,675,000  
APPROX SIZE 1,000 SQ FT  
APPROX MAINT \$1,500 PER MONTH  
APPROX TAXES \$11,000 PER YEAR  
FINANCING 50% MAXIMUM

PRICE (LEASE) \$12,750/MONTH



**30 CENTRAL PARK SOUTH, 4A**  
CENTRAL PARK SOUTH, MANHATTAN, NY 10019



## LAYOUT

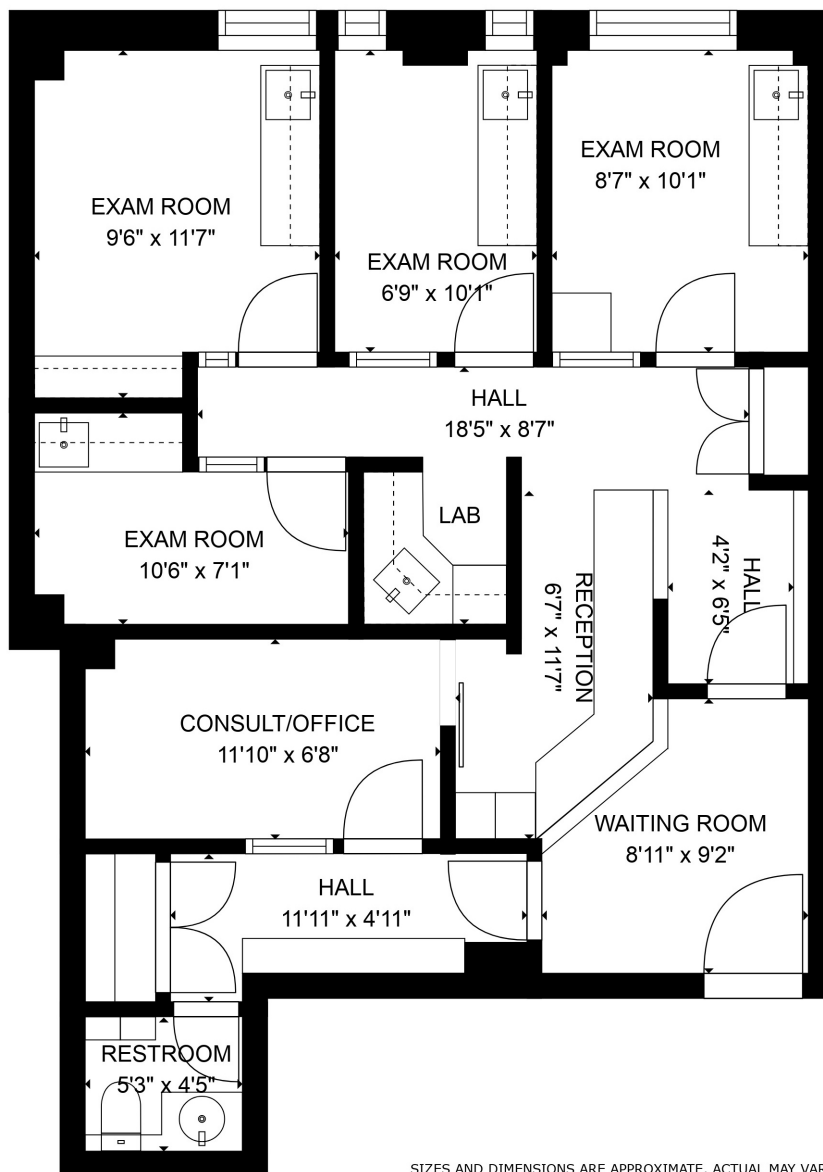
- WAITING ROOM
- RECEPTION AND ADMINISTRATIVE AREA
- FOUR EXAM ROOMS
- CONSULT/OFFICE
- UTILITY ROOM
- RESTROOM

## ADDITIONAL FEATURES

- FOUR WINDOWS FACING CENTRAL PARK
- CENTRAL AIR CONDITIONING
- PRISTINE, MOVE-IN READY DENTAL SUITE
- ADAPTABLE TO MANY MEDICAL SPECIALTIES







SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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