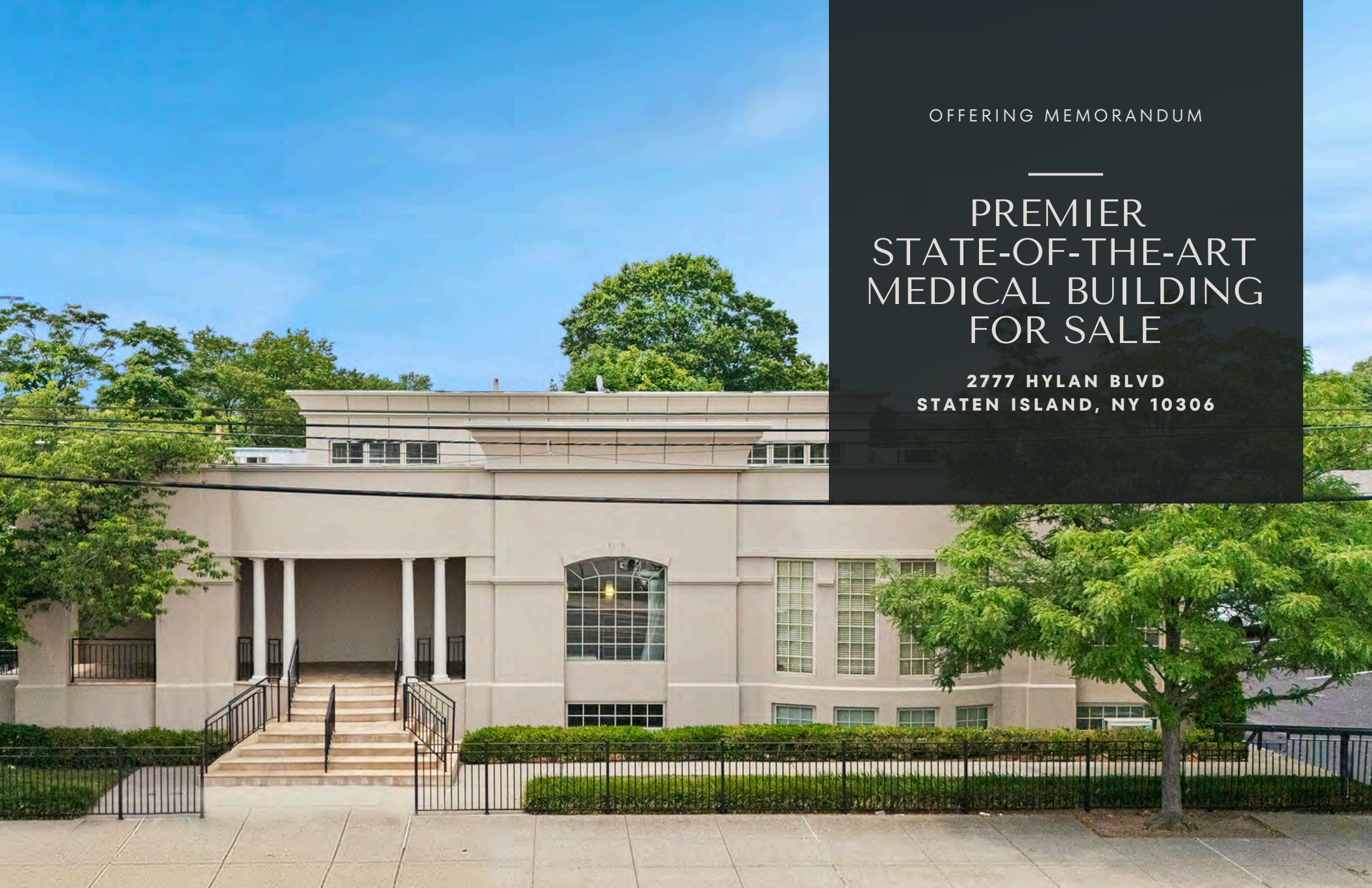


OFFERING MEMORANDUM

**PREMIER
STATE-OF-THE-ART
MEDICAL BUILDING
FOR SALE**

**2777 HYLAN BLVD
STATEN ISLAND, NY 10306**



ROB NIXON
718-866-8683
ROB@PREREAL.COM

JOSEPH GALLO
929-225-3601
JOE@PREREAL.COM

ASKING PRICE:
\$5,995,000

THE NIXON
TEAM
PREREAL.COM



PREREAL.COM/NIXON-TEAM

THE OFFERING

PROPERTY ADDRESS	2777 Hylan Blvd
GFA	7,673 SF
LOT AREA	13,900 SF
TYPE	Medical Building
BUILT	2000
LOT	51
BLOCK	4252
TAXES	\$64,982.04





PROPERTY SUMMARY

PreReal Real Estate has been exclusively retained to facilitate the sale of 2777 Hylan Blvd, a premier state-of-the-art medical and office building situated on the corner of Hylan Blvd & Reno Ave. This highly sought-after property offers an exceptional opportunity for medical professionals and investors alike.

Built in 2002, the building is a solid masonry structure spanning two floors, fully equipped with ADA accessibility, an elevator, and ample parking on both the side and rear of the property.

AN UNMATCHED OPPORTUNITY

This property is ideal for an owner-user looking to expand or relocate their practice, with the unique ability to perform surgeries on-site. The flexible layout allows for full building occupancy or the option to utilize one floor while generating passive income from the other.

2777 Hylan Blvd represents a rare chance to own a modern, turn-key medical facility in a prime location.



MAIN LEVEL

EXCEPTIONAL INTERIOR & LAYOUT

The main level has been long occupied by a renowned plastic surgeon and is designed to provide a luxury patient experience. This space features:

- A stunning reception and waiting area with a private restroom
- Multiple exam rooms and private offices
- Additional restrooms, a kitchenette, and soaring ceilings
- Abundant natural light and multiple points of egress
- **Two fully accredited AAAASF operatory rooms**, allowing for on-site surgeries under general anesthesia—a rare and highly valuable feature in a private practice setting







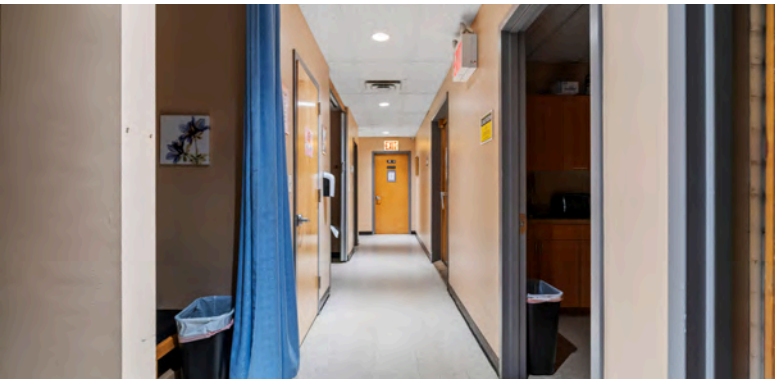
MAIN LEVEL FLOOR PLAN

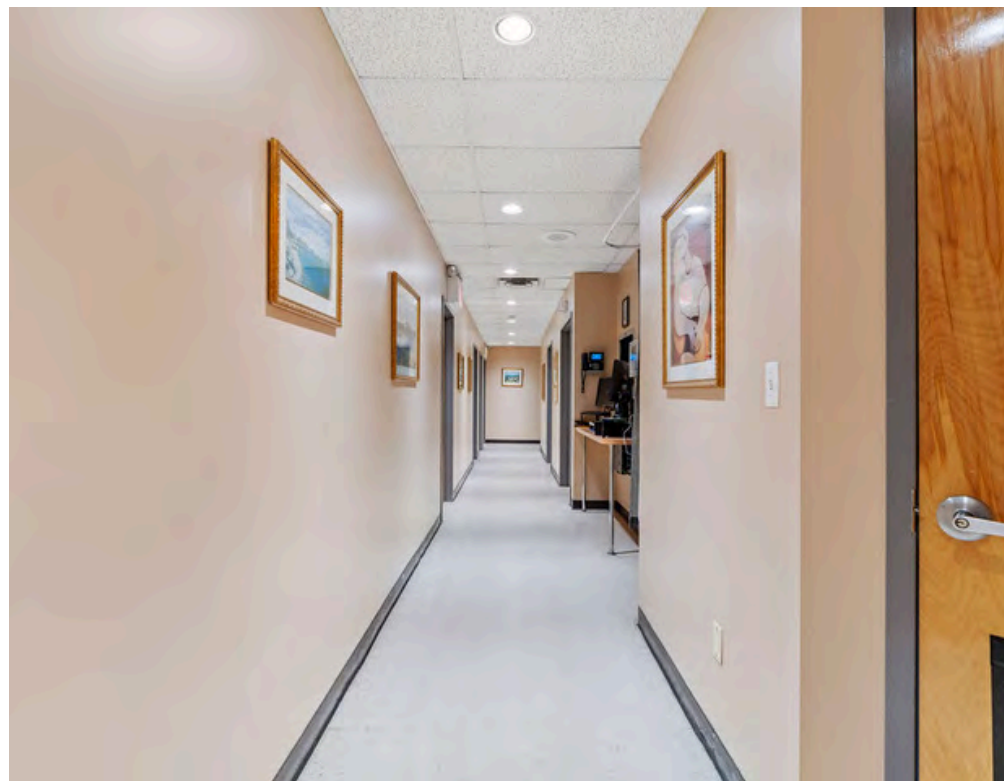
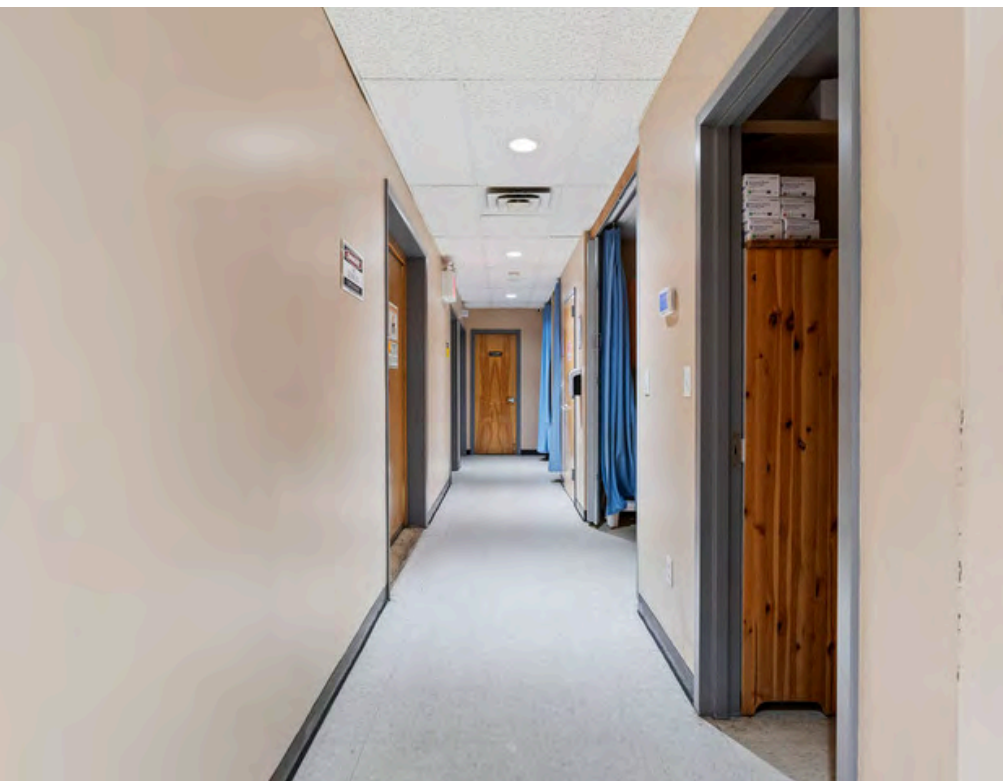


LOWER LEVEL

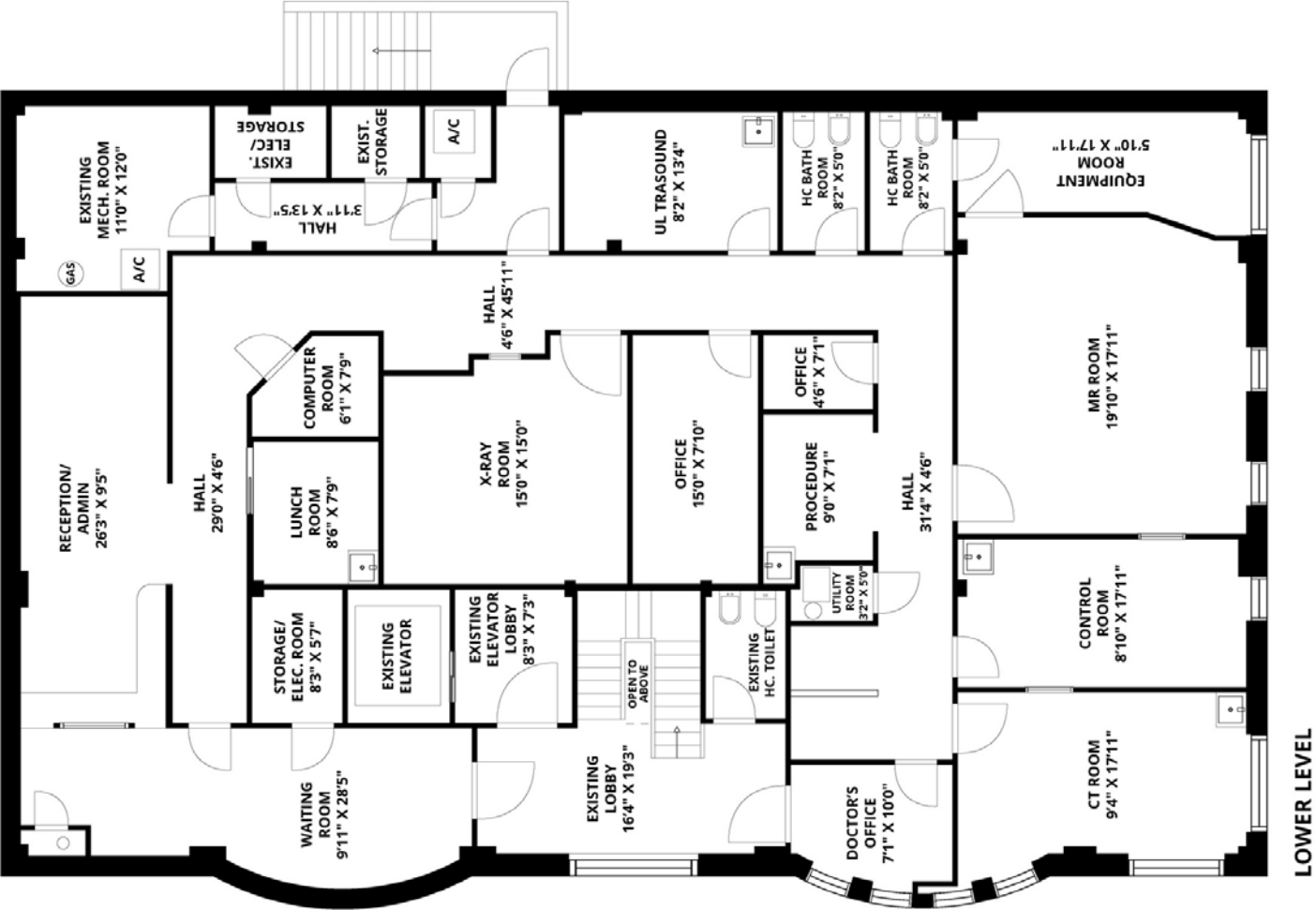
The lower level is home to a well-established radiology practice, occupying half the building. Accessible by elevator, this space includes:

- A welcoming reception and waiting area
- Several private exam rooms
- Larger office spaces and multiple restrooms



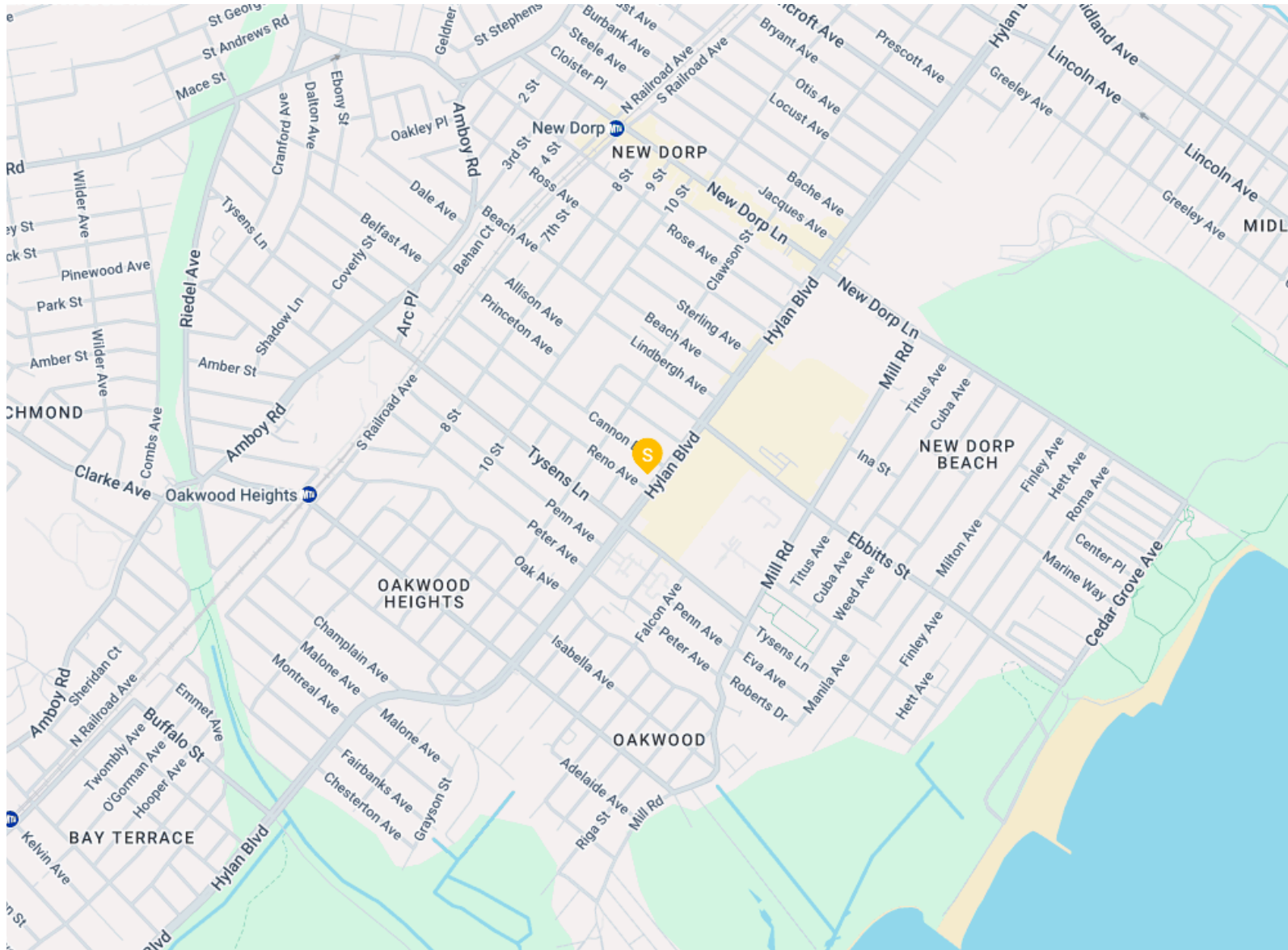


LOWER LEVEL FLOOR PLAN



LOWER LEVEL

LOCATION SUMMARY



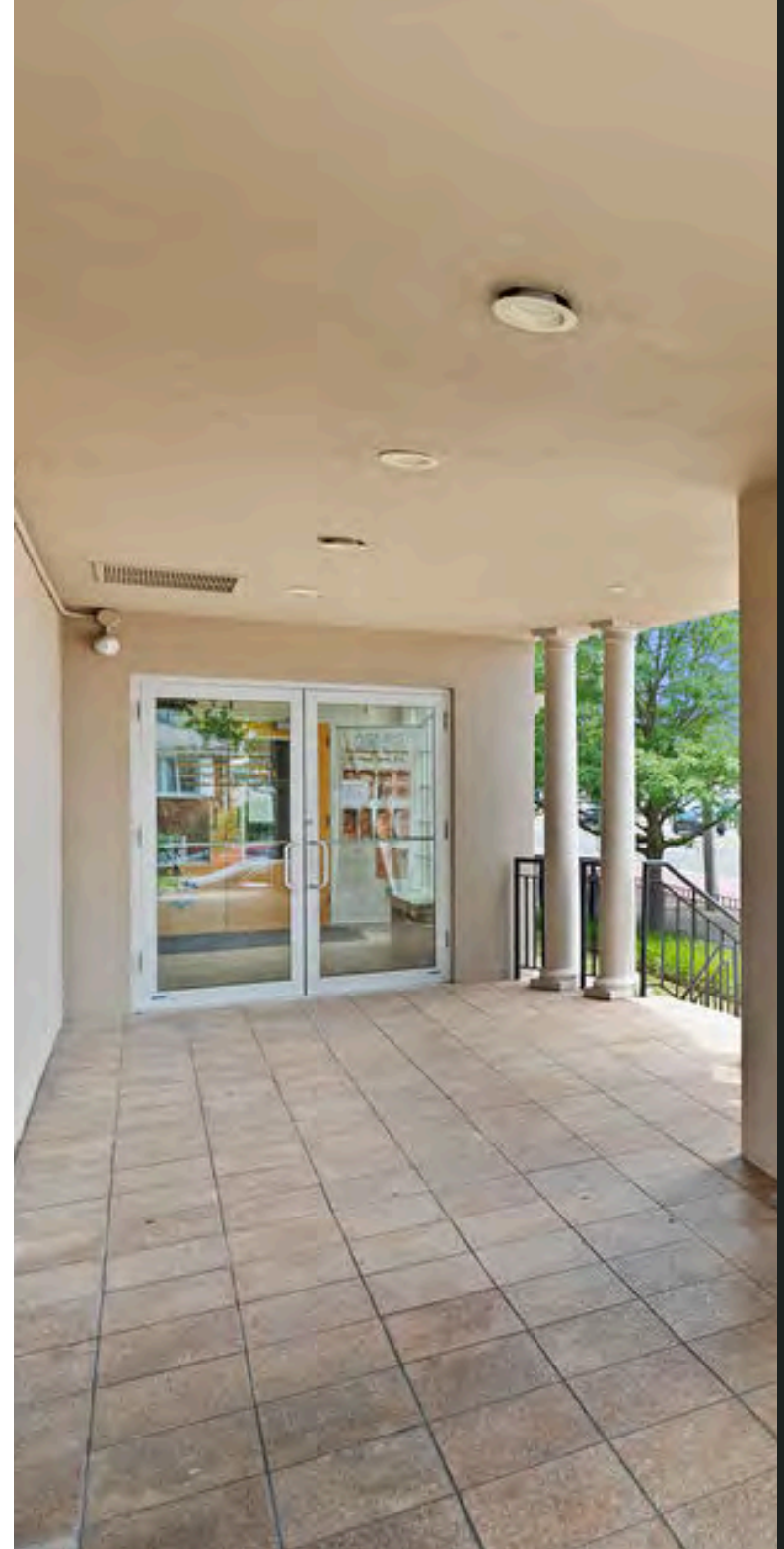
IMPORTANT DISCLOSURES

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pre Real Real Estate and it should not be made available to any other person or entity without the written consent of Pre Real Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Pre Real Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Pre Real Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Pre Real Real Estate has not verified, and will not verify, any of the information contained herein, nor has Pre Real Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.





ROB NIXON

SALES AND LEASING ASSOCIATE

718-866-8683

ROB@PREREAL.COM



JOSEPH GALLO

NYS LICENSED REAL ESTATE SALESPERSON

929-225-3601

JOE@PREREAL.COM
