

As exclusive agent, Signature Partners, LLC is pleased to present the following retail space for lease:

# 3534 Riverdale Avenue

At the corner of 236th Street • PRIME MEDICAL / COMMUNITY USE SPACE FOR LEASE

PREMISES	APPROX AREA	RENTAL	UTILITIES	TERM	POSSESSION
Partial Ground Floor	1,220 RSF	Upon Request	Directly Metered	5 - 10 years	Immediate



- Renovated Medical/Community Use Space For Lease
- Five offices and reception
- Light from street and courtyard windows
- Energy efficient LED lighting
- 2 bathrooms, 1 ADA compliant
- Washer and Dryer in unit
- Tenant controlled heat and A/C
- All utilities directly metered
- 8 1/2 foot high ceiling
- Riverdale Avenue frontage with signage
- Central to thousands of high-net-worth residents of Fieldston / Riverdale
- Up to 4 dedicated parking spaces available

**PERFECT FOR ANY MEDICAL SPECIALTY**

[WWW.SIGNATUREPARTNERS.COM/3534-RIVERDALE-AVE](http://WWW.SIGNATUREPARTNERS.COM/3534-RIVERDALE-AVE)

**SIGNATURE**

**Call For Details:**

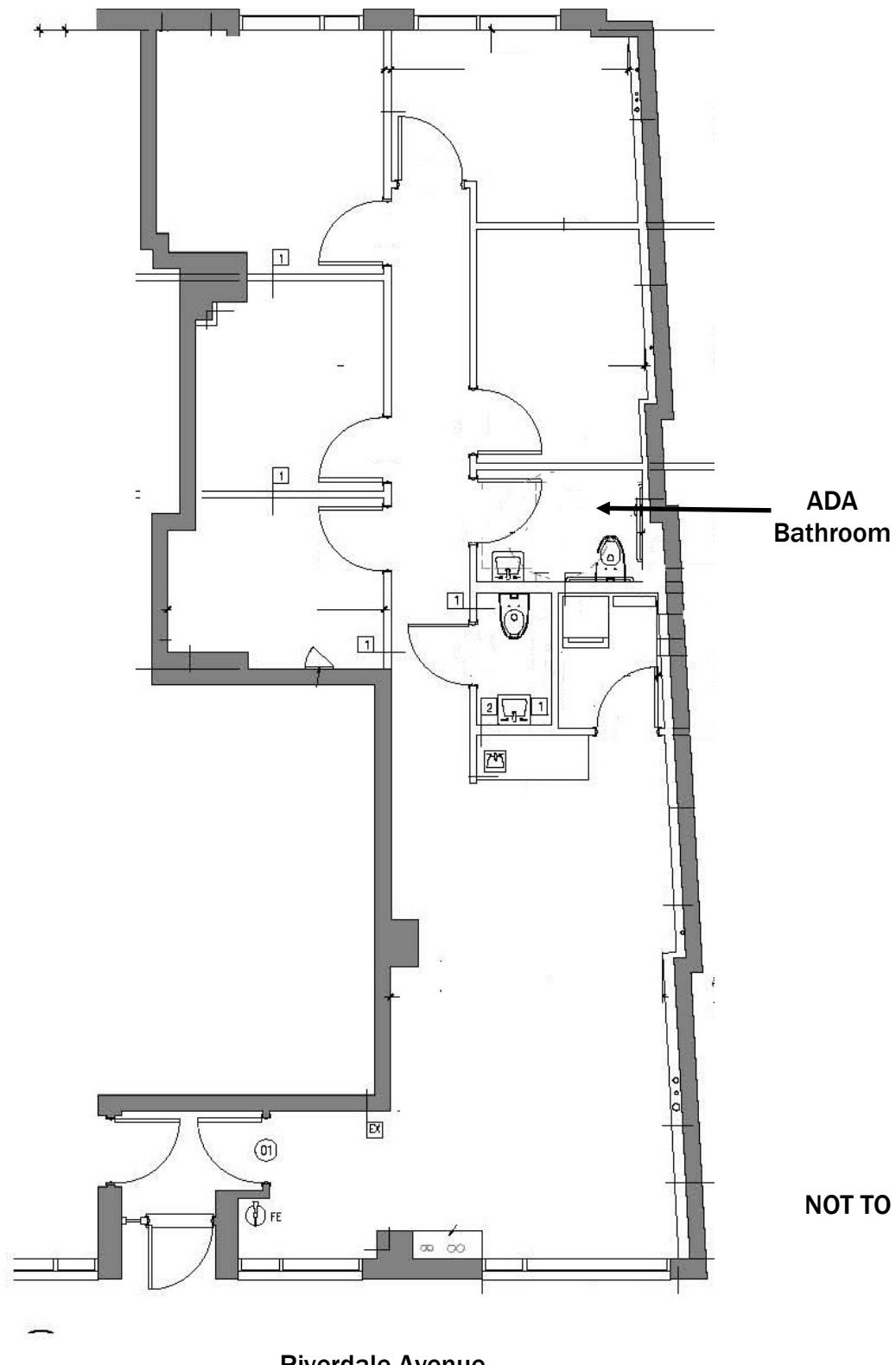
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