

Orange Regional Medical Pavilion

75 Crystal Run Road, Middletown, NY 10940



AVAILABLE SPACE
1,160 – 27,833 RSF

 **VIEW SUITES**

- Class A medical building with 28,000 RSF, move-in ready ambulatory surgery center
- On-site property management and first-floor café with outdoor dining patio
- Diverse tenant mix includes pediatrics, ophthalmology, and neurology
- High-capacity, surface parking with 400 spots and covered patient drop-off
- Prominent location with direct access to Rte 17 and I-84
- Generous Tenant Improvement Allowance with flexible terms

Class A medical office building with 28,000 RSF, move-in ready ASC.

POPULATION (5-MILE RADIUS)

71,313

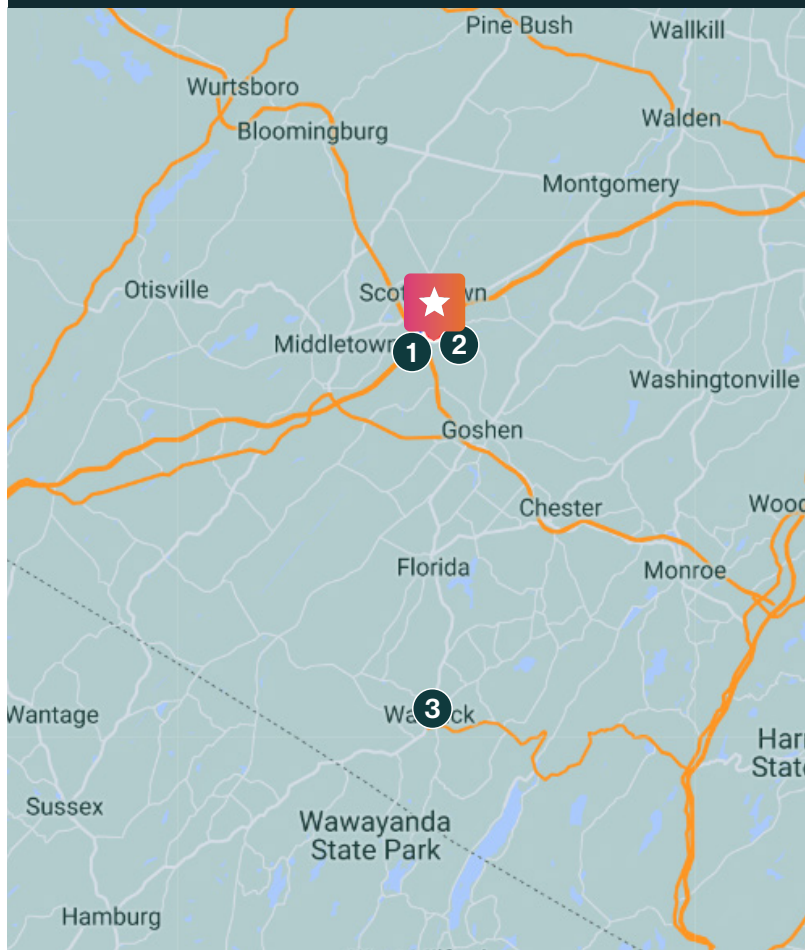
AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$97,794

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

98.1%

75 CRYSTAL RUN ROAD, MIDDLETOWN, NY 10940



NEARBY HOSPITALS

	DISTANCE	DRIVE TIME
1. Garnett Health Medical Center	11mi	4 min
2. Crystal Run Healthcare Middletown	0.6 mi	5 min
3. St. Anthony Community Hospital	15.3 mi	24 min

SURROUNDING POINTS OF INTEREST

- CVS Pharmacy
- ALDI
- Target Grocery
- Galleria at Crystal Run
- Hampton Inn Middletown
- West Hills Country Club
- Gold's Gym
- Dunkin' Donuts
- Starbucks
- Chili's Bar & Grill
- Outback Steakhouse
- El Bandido Mexican Restaurant

DAN MCGIVNEY, EVP | LEASING

703.615.7009 cell

dmcgivney@remedymed.com

NIGEL SMITH, ASSOCIATE | LEASING

301.908.9069 cell

nsmith@remedymed.com