

A photograph of the exterior of a medical office building. The building features a large glass frontage with a central entrance. A yellow horizontal line with vertical end caps spans the width of the glass facade, indicating its length. The text '33-Feet of Frontage' is overlaid in a yellow box above the line. The building has a modern design with concrete pillars and a wooden ceiling over the entrance area. The interior is visible through the glass, showing a waiting area with chairs and a reception desk. A blue car is parked on the street to the right.

**33-Feet of Frontage**

# **520 Main Street**

Roosevelt Island, NYC

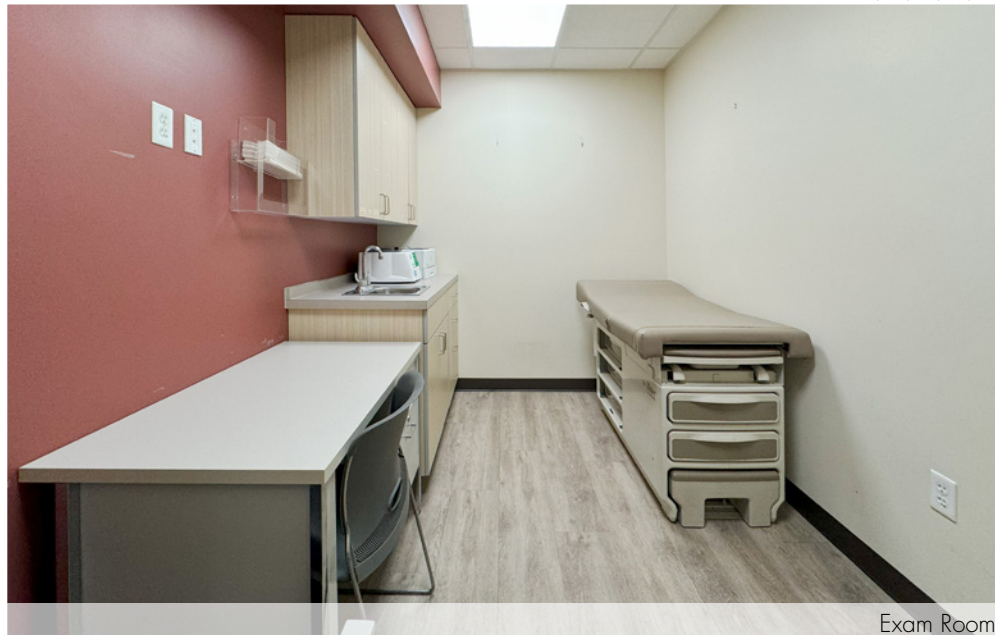
**Furnished Medical Office for Lease - 3,835 SF**

**CLICK to view Virtual Tour**

The Only Medical Availability on Roosevelt Island  
Convenient Transportation to Manhattan and Queens



Physician's Office



Exam Room

ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

## Fully Built and Furnished 3,835 SF Medical Office

### 33-Feet of Windowed Frontage along Main Street

(9) Exam Rooms with sinks • X-Ray Room • Lab Room • Treatment Room  
Conference/Lounge • (2) Offices • Waiting Room • Reception Area  
Kitchen • (2) ADA Accessible Restrooms • (1) Staff Restroom  
Staff Break Room • Storage Space

### Area Highlights

12-Acre Cornell Tech Roosevelt Island Campus with over 900 students, faculty, and campus tenants  
Riverwalk Commons Park, Main Street Theatre & Dance Alliance, Roosevelt Island Pickle Ball Courts, Roosevelt Visual Arts Association

### Transportation Access

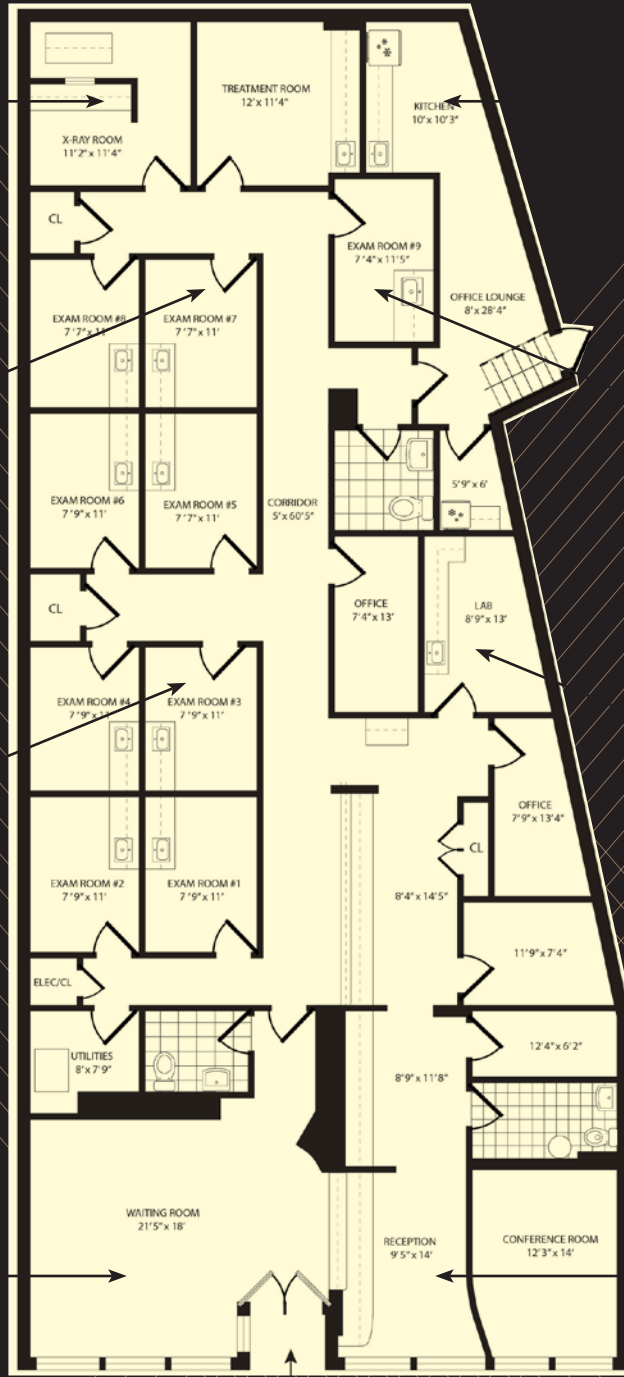
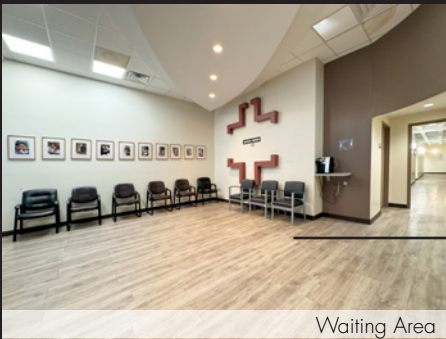
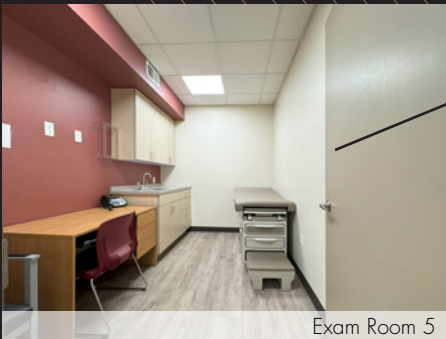
8-Minute walk to the Roosevelt Island Tramway, a 15-minute ride to Manhattan (Lexington Ave/E 63rd St)

5-Minute walk to the **F** subway — just one stop from Lexington Ave/63rd St

**Q102** Bus, provides service to Long Island city and Astoria, Queens

NYC Ferry's Astoria line accessible at the Roosevelt Island Ferry Terminal providing:

- 8-minute ride to Astoria, 6-minutes to Long Island City Queens
- 8 minute ride to East 34th Street, Midtown Manhattan



Main Street Entrance

Floor Plan not to scale, for display purposes only



Staff Office



Corridor View

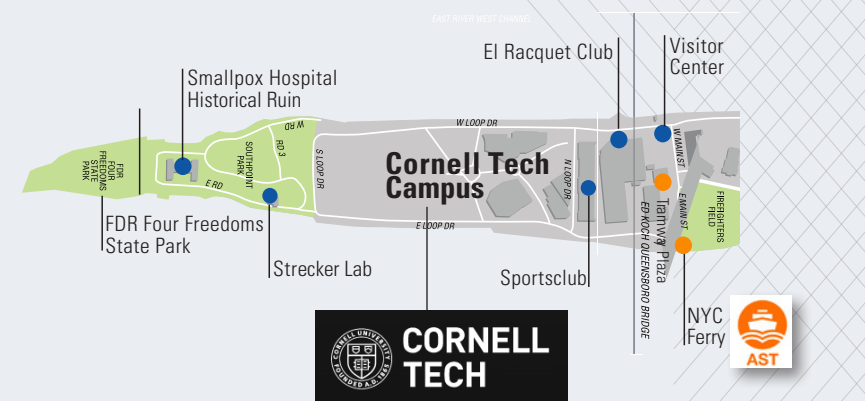
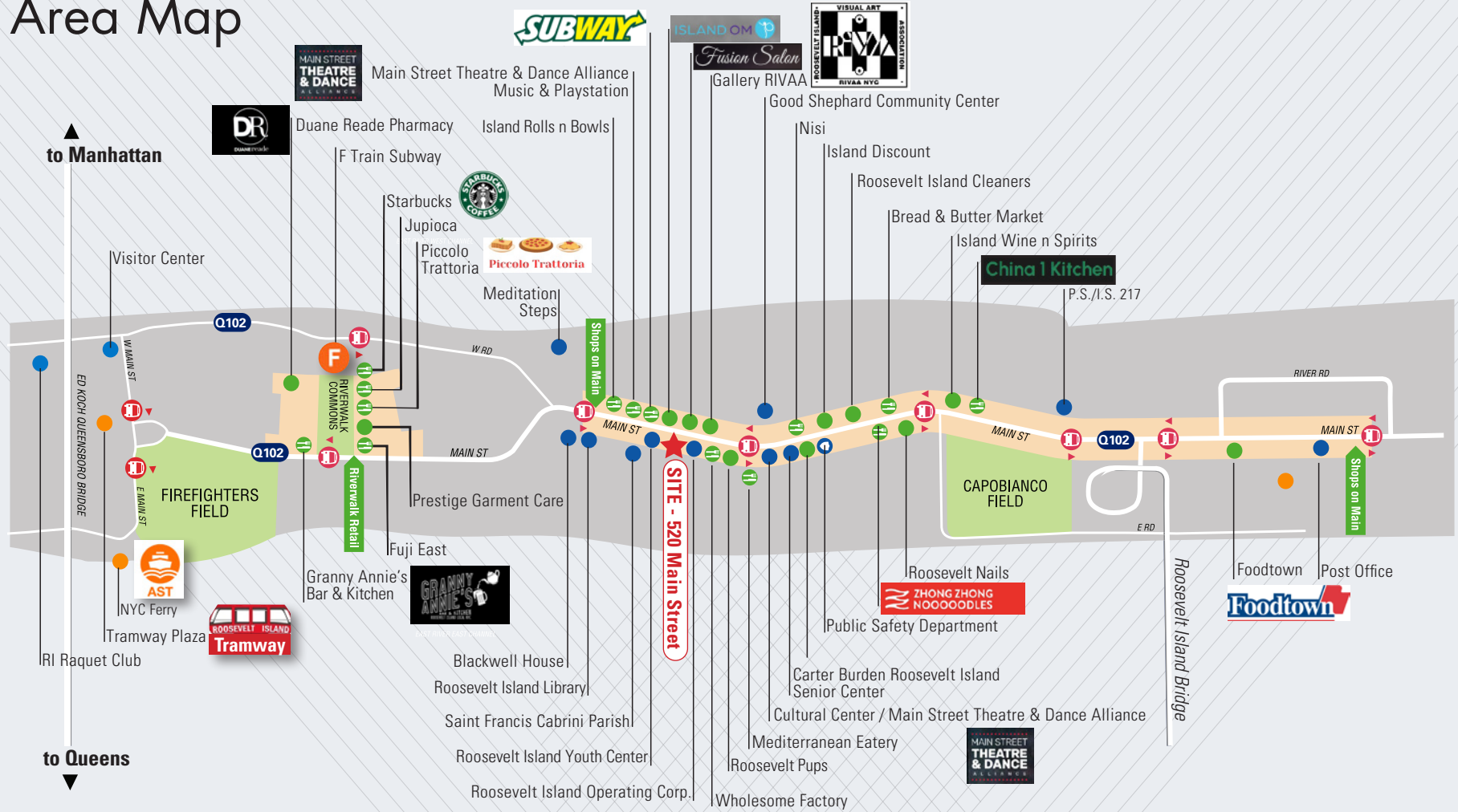


Treatment/Pediatrics Room



Conference/Lounge Room

# Area Map



- LEGEND**
- Points of Interest
  - ⊕ Public Safety
  - ⊕ Urgent Care
  - Retail Destinations
  - ⊕ Food & Beverage Destinations
  - Transportation
  - ⊕ Bus Stops
  - Residential Buildings
  - Retail Corridors

**DEMOGRAPHICS (2020)**

- 5,608 Housing units
- 11,722 total population



For further information and/or inspection contact:

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