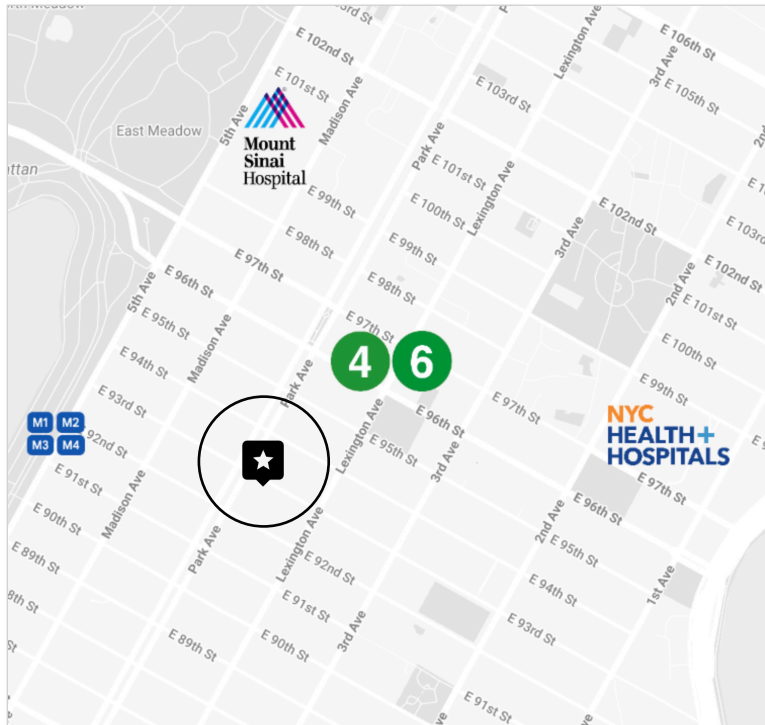


PRICE	\$2,625,000
APPROX SIZE	3,000 SQ FT
MAINTENANCE	\$8,750 PER MONTH
FLIP TAX	2% PAID BY BUYER
FINANCING	50% MAXIMUM



1175 PARK AVENUE, SUITE 1C
BETWEEN EAST 92ND STREET AND EAST 93RD STREET

LAYOUT

- WAITING ROOM
- RECEPTION
- SIX EXAM ROOMS
- FIVE OFFICES/CONSULTS
- FILE AND ADMIN ROOM
- STORAGE ROOM
- SEVEN CLOSETS
- FOUR RESTROOMS

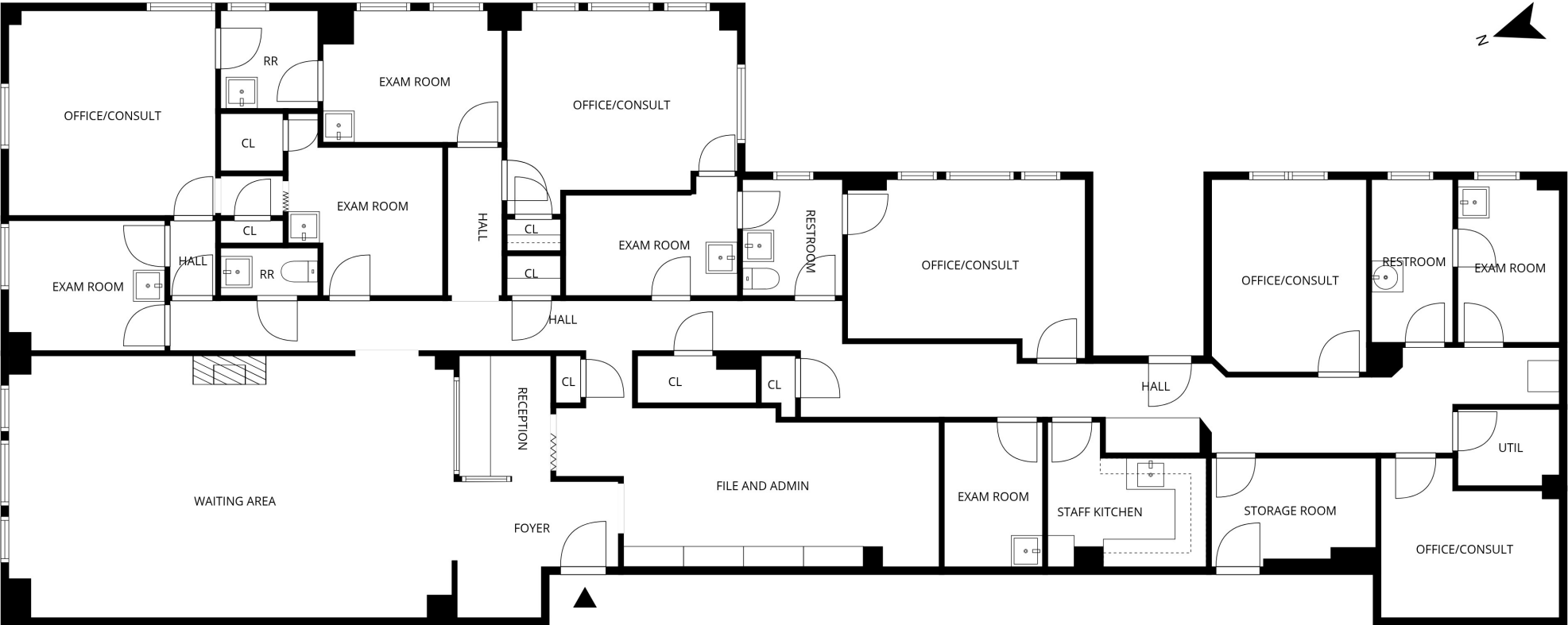
ADDITIONAL FEATURES

- SECONDARY INGRESS
- REAR EGRESS
- FIREPLACE IN WAITING AREA
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY



FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.



FLOOR PLAN • 3D RENDERING OF CURRENT CONDITIONS

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.



IMAGES • 3D RENDERINGS OF CURRENT CONDITIONS



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