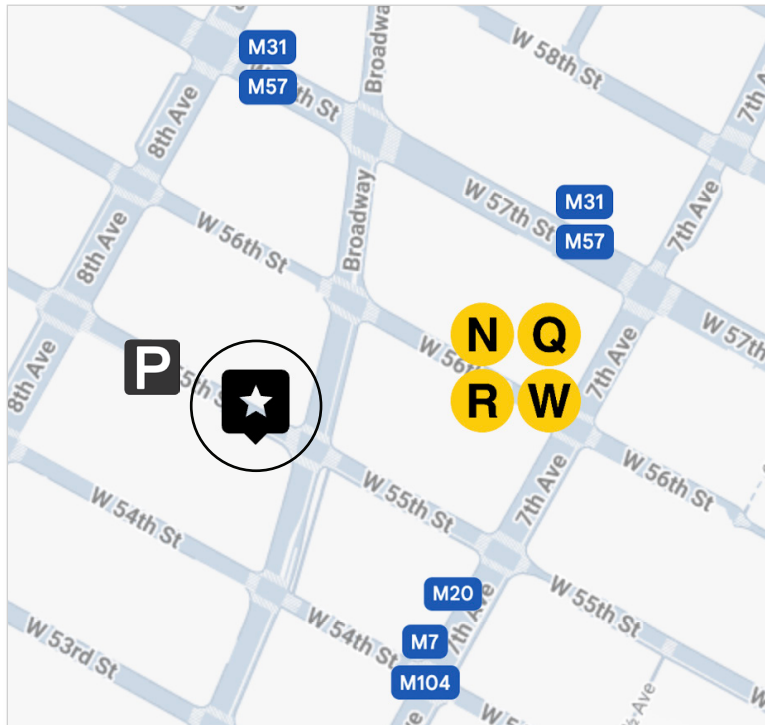




SECOND FLOOR
**PROFESSIONAL
OFFICE SPACE**
FOR LEASE

PRICE	\$37,500/MONTH
APPROX SIZE	5,700+/- RSF
TERM	NEGOTIABLE
POSSESSION	IMMEDIATE



1727 BROADWAY, SUITE 1
CORNER OF BROADWAY AND WEST 55TH STREET - ALT: 230 WEST 55TH STREET

LAYOUT

- WAITING AREA
- RECEPTION - IN AND OUT
- THIRTEEN EXAM ROOMS
- MOHS LAB
- OFFICE/CONSULT
- MANAGER OFFICE
- ADMIN OFFICES
- NURSES STATION
- STAFF LOUNGE/KITCHENETTE
- TWO STORAGE ROOMS
- FIVE CLOSETS
- RESTROOMS - ENTRY POINT TBD

ADDITIONAL FEATURES

- MODERN INSTALLATION
- RECESSED AND OVERHEAD LIGHTING THROUGHOUT
- EXAM ROOMS EQUIPPED WITH:
 - MONITOR/TELEVISION NICHE (POWER & ETHERNET)
 - CONDUIT FOR MEDICAL ACCESSORY (FORMERLY X-RAY LIGHTBOXES)
- 9-11 FOOT CEILING HEIGHTS
- MULTI-ZONE CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY





FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.



Paul L Wexler

Licensed Associate Real Estate Broker

P: 212.836.1075

E: PWexler@corcoran.com



Josef Yadgarov

Licensed Associate Real Estate Broker

P: 212.836.1097

E: JYadgarov@corcoran.com



Alisia Ramlochan

Licensed Associate Real Estate Broker

P: 212.893.1450

E: Alisia.Ramlochan@corcoran.com



Kurt Herold

Licensed Associate Real Estate Broker

P: 212.323.3817

E: KHerold@corcoran.com



Austin Weinerman

Licensed Real Estate Salesperson

P: 212.323.3280

E: AWeinerman@corcoran.com



FIND THE PERFECT SPACE AT
WEXLERHEALTHCAREPROPERTIES.COM

Real estate agents affiliated with The Corcoran Group are independent contractors and are not employees of The Corcoran Group. Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker located at 590 Madison Ave, NY, NY 10022. All information furnished regarding property for sale or rent or regarding financing is from sources deemed reliable, but Corcoran makes no warranty or representation as to the accuracy thereof. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice.