

Endocrinology-Ready Medical Office Available for Rent in June

1. 1040 Main Street, Paterson 07503
 2. 3rd Floor Office
 3. ≅ 1,150 sq ft
 4. Monthly rent: \$5,500
 5. More details regarding the lease agreement will be provided after an inquiry
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- There are no other endocrinologists in this building
 - **3 dedicated exam rooms** with sinks and built-in cabinetry– see photos.
 - **On-site parking available**, including reserved parking space for the physician
 - **Large enclosed multi-purpose room** suitable for private consultations, diabetes education, and in-office lab use (easily configurable)
 - **Lab-capable infrastructure** with refrigeration for insulin, biologics, and samples
 - **Spacious waiting room**
 - **Front desk furniture in place**
 - **Dedicated staff kitchenette/break area**
 - **Patient-friendly access** such as an elevator and two entry ways into the building
 - **Move-in ready/** minimal build-out required
 - **1 private restroom for office staff.** 2 rest rooms on the 3rd floor hallway
 - **Electrical** wiring is installed plus Fios is connected to the building
 - Upon acceptance, signage will be added to the building facade
 - Flexible building hours available

Photos upon request