

# GROUND FLOOR, CORNER

# **MEDICAL OFFICE**

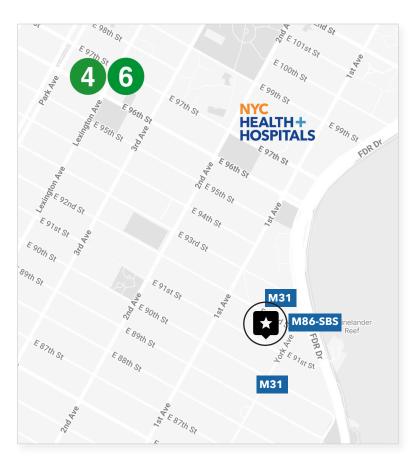
FOR LEASE

PRICE \$16,962/MONTH

**APPROX SIZE** 3,450+/- RSF

TERM NEGOTIABLE

POSSESSION JANUARY 2025





#### **LAYOUT**

- WAITING ROOM
- RECEPTION
- PROCEDURE ROOM
- PROCEDURE PREP ROOM/LAB
- RECOVERY ROOM
- SCREENING ROOM
- THREE (3) OFFICES/CONSULTS
- FIVE (5) EXAM ROOMS
- TWO (2) RESTROOMS
  1X ADA, 1X STAFF
- STORAGE/FILE ROOM

#### **ADDITIONAL FEATURES**

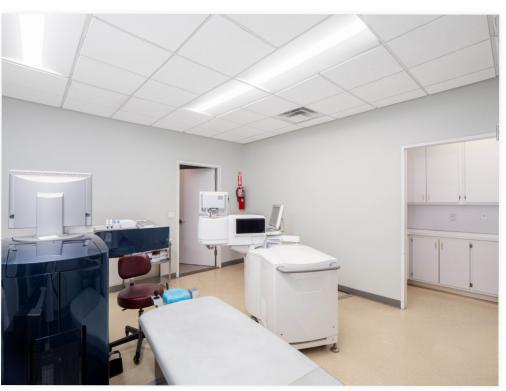
- PRIVATE STREET ENTRANCE YORK AVENUE
- SECONDARY ENTRANCE ON EAST 92ND STREET
- PRISTINE INSTALLATION
- CENTRAL AIR CONDITIONING
- TILE AND LVP FLOORING
- RECESSED AND OVERHEAD LIGHTING
- ADAPTABLE TO ANY MEDICAL SPECIALTY

















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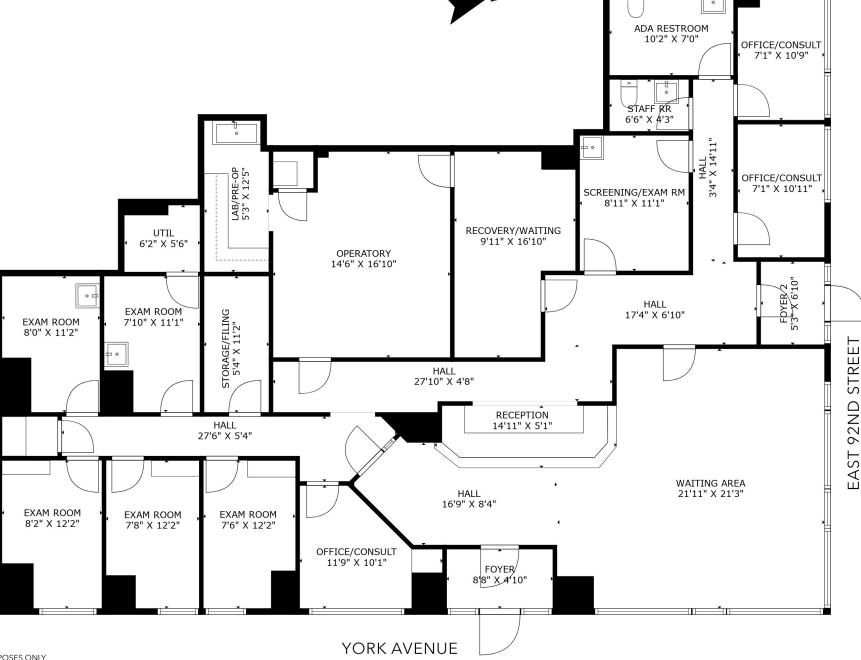
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#### **INTERACTIVE**





FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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