

100 LIVINGSTON STREET — 2ND FLOOR, BROOKLYN NY 11201

7 Exam Rooms. 11 Windows. A Shielded X-Ray Room.

3,800 RSF fully pre-built clinical floor — reception, seven exam rooms, an open physical therapy suite, and a grandfathered lead-shielded radiology room.



The physical therapy suite — curtained treatment bays down 48'5" of open floor

3,800

RSF — FULL FLOOR

\$48.50

PER SF, MG

7

EXAM ROOMS

11

WINDOWS

4–6 wks

DOHMH RE-REG.

Oct 2026

AVAILABLE

The Shielded Radiology Room Is the Asset

Building a new radiographic suite in New York means architectural filings, shielding design by a medical physicist, and DOHMH registration — with the shielding alone representing a six-figure line item. Here, the lead-shielded room, its leaded door, its adjoining observation room, and its regulatory standing already exist. An incoming practice engages a physicist to survey the existing room and registers its own equipment with DOHMH. Most recently home to a multi-specialty orthopedic and physical-therapy practice — with the workers' comp referral ecosystem and IME providers within walking distance.

WHY THIS FLOOR

- **Grandfathered lead-shielded radiology room** — leaded door + observation room
- **7 exam rooms · 11 windows** · ~800 SF open therapy suite
- **4 bathrooms** + private elevator landing — the floor is yours alone
- \$760K–\$1.1M+ of in-place clinical infrastructure, inherited debt-free
- **Central HVAC · direct-metered utilities** · C5-4 medical as-of-right
- DOHMH re-registration in 4–6 weeks · **TIA considered on longer terms**

A NATURAL DROP-IN FOR

- Workers' compensation & no-fault multi-specialty clinics
- Physical therapy & rehabilitation practices
- Pain management groups
- Orthopedic practices & hospital-affiliated satellites
- Podiatry · dermatology & cosmetic practices
- IME/QME providers — courts adjacency

Tour the space this week

Available October 2026 — tour ahead of the market. Co-brokers welcome — 50/50.

MerakiRealtyNYC.com/listings/100-livingston-2l



Tim O'Reilly · Licensed Real Estate Broker #10491206352 · (732) 547-1071 · tim@merakirealtynyc.com

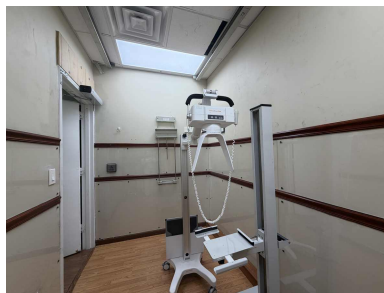
Brandi Cheffro · Associate Broker · (617) 406-9516 · Brandi@merakirealtynyc.com

All information is from sources deemed reliable but is submitted subject to errors, omissions, change of price, or withdrawal without notice. All dimensions are approximate. Prospective tenants should verify all information independently.

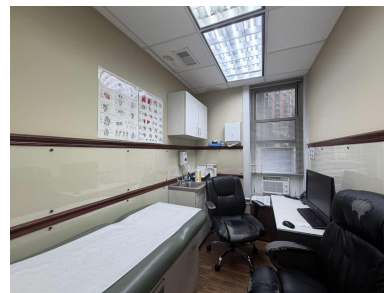
THE SPACE



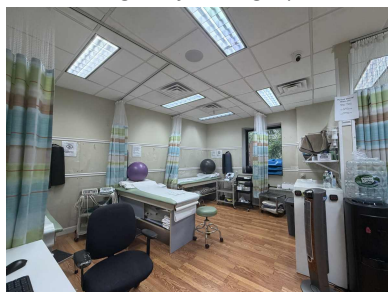
The lead-shielded radiology door — signage and regulatory standing in place



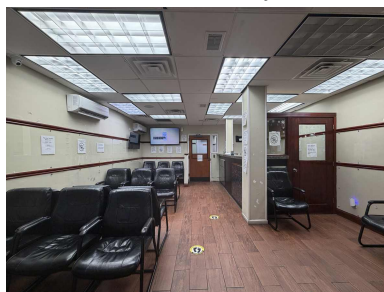
Inside the shielded room — separate observation room adjoins



One of seven numbered exam rooms



Treatment bays with their own window line



Reception and waiting room — built for patient volume



Dedicated rehab room

AT A GLANCE

ADDRESS	100 Livingston St, Brooklyn, NY 11201
AVAILABILITY	October 2026
FLOOR / SIZE	2nd — full floor · 3,800 RSF · private elevator landing
ASKING	\$48.50/SF Modified Gross (\$15,358/mo)
RADIOLOGY	Grandfathered lead-shielded room · leaded door · separate observation room
EXAM ROOMS	7 — numbered Exam 1–7
WINDOWS	11 — exposures on three sides
THERAPY SUITE	48'5" × 16'7" open physical therapy floor
RECEPTION	21'4" × 17'1" reception + waiting room
OFFICES / BATHS	2 private offices + records room · 4 bathrooms , private to the floor
SUPPORT	Kitchenette · storage · equipment room · in-suite laundry
SYSTEMS / ZONING	Central air · direct-metered · attended lobby · C5-4 (medical as-of-right)
TERMS	Flexible 5–10 years · TIA considered · 50/50 co-broke, brokers welcome

GETTING HERE

Borough Hall



2 min walk

Court St



3 min walk

Hoyt-Schermerhorn



5 min walk

Jay St–MetroTech



6 min walk

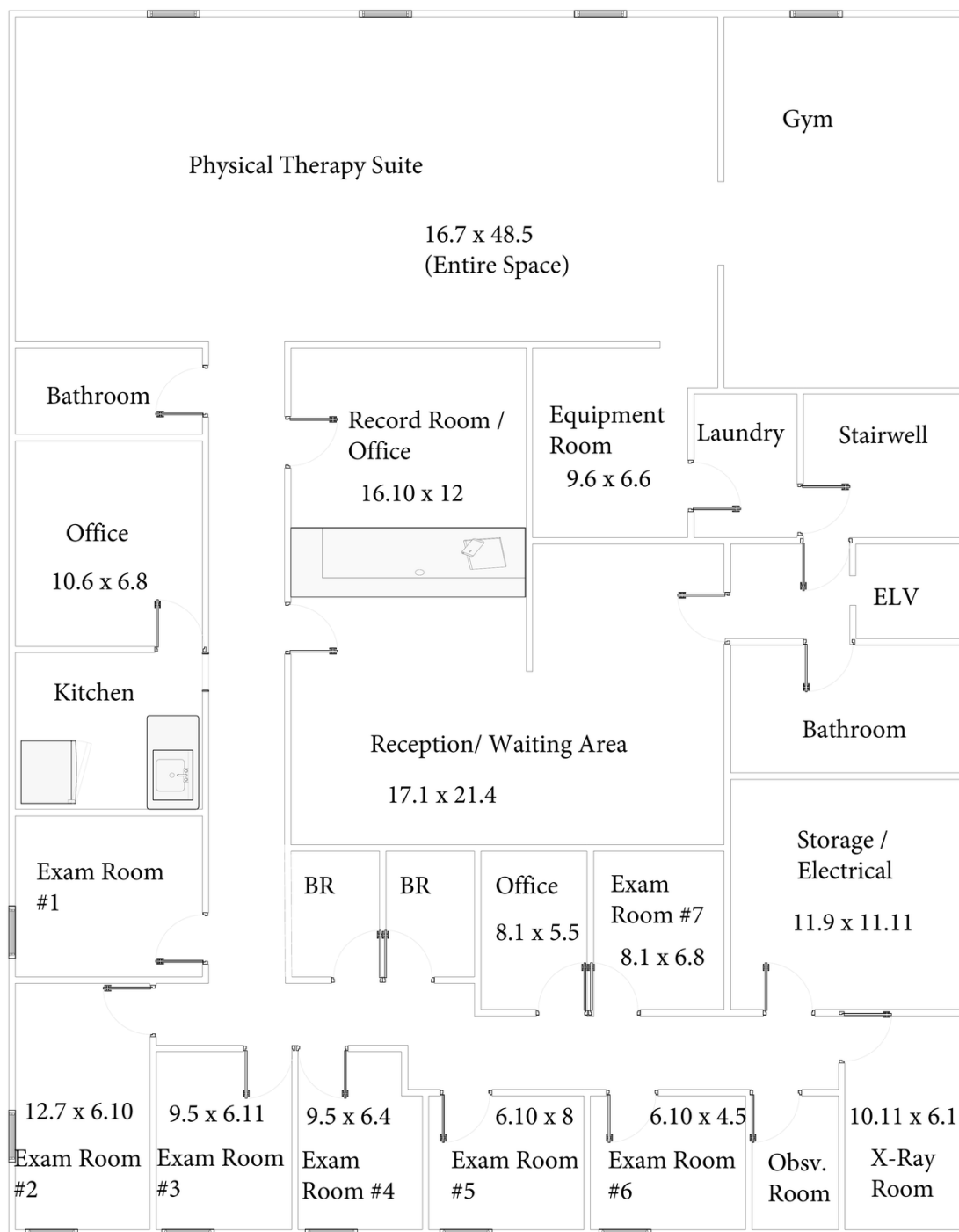
Walk times approximate, from 100 Livingston Street. Nine subway lines within a short walk — built for patient volume.

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FLOOR PLAN



2nd Floor

*All Measurements are approximate

2nd floor — 3,800 RSF full floor. 7 numbered exam rooms, 48'5" x 16'7" open physical therapy suite, shielded X-ray room with adjoining observation room, 4 bathrooms, in-suite laundry. All dimensions approximate.