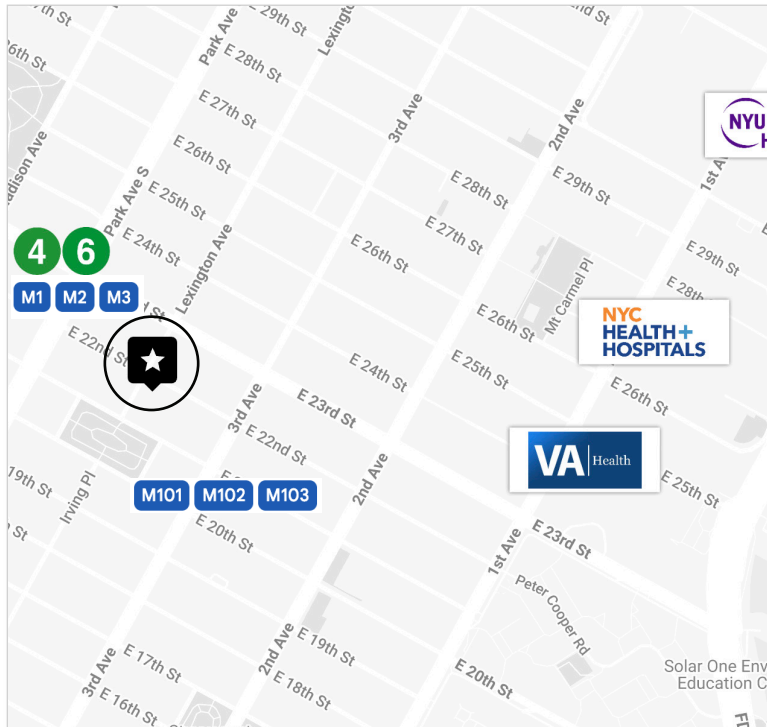




# LOWER LEVEL MEDICAL OFFICE FOR LEASE

**PRICE** \$3,500/MONTH  
**APPROX SIZE** 700+/- RSF  
**TERM** NEGOTIABLE  
**POSSESSION** IMMEDIATE



**7 LEXINGTON AVENUE, SUITE 3P**  
BETWEEN LEXINGTON AVENUE AND 3RD AVENUE

## LAYOUT

- WAITING AREA
- RECEPTION
- THREE TREATMENT/EXAM ROOMS
- TWO RESTROOMS

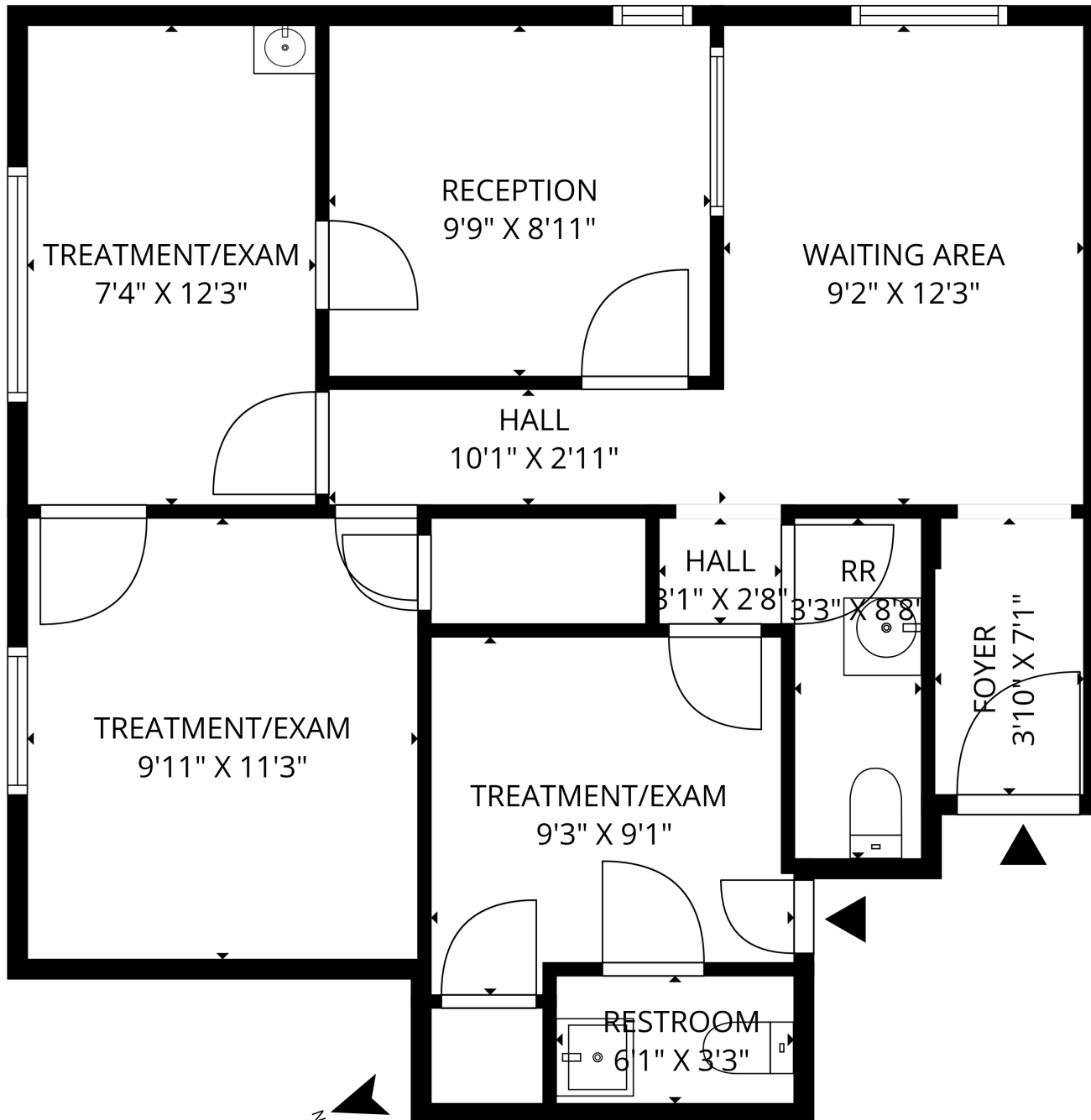
## ADDITIONAL FEATURES

- ENTRANCE ON EAST 22ND STREET
- ADAPTABLE TO ANY MEDICAL SPECIALTY
- ACCESSIBLE VIA PUBLIC TRANSPORTATION
  - 4 AND 6 TRAIN LINES
  - M1/M2/M3 AND M101/M102/M103 BUS ROUTES



**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



**Cosmin Bită**

Licensed Real Estate Salesperson

P: 917.602.5754

E: Cosmin.Bită@corcoran.com



**Austin Weinerman**

Licensed Real Estate Salesperson

P: 212.323.3280

E: AWeinerman@corcoran.com



**FIND THE PERFECT SPACE AT**  
[WEXLERHEALTHCAREPROPERTIES.COM](http://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.