

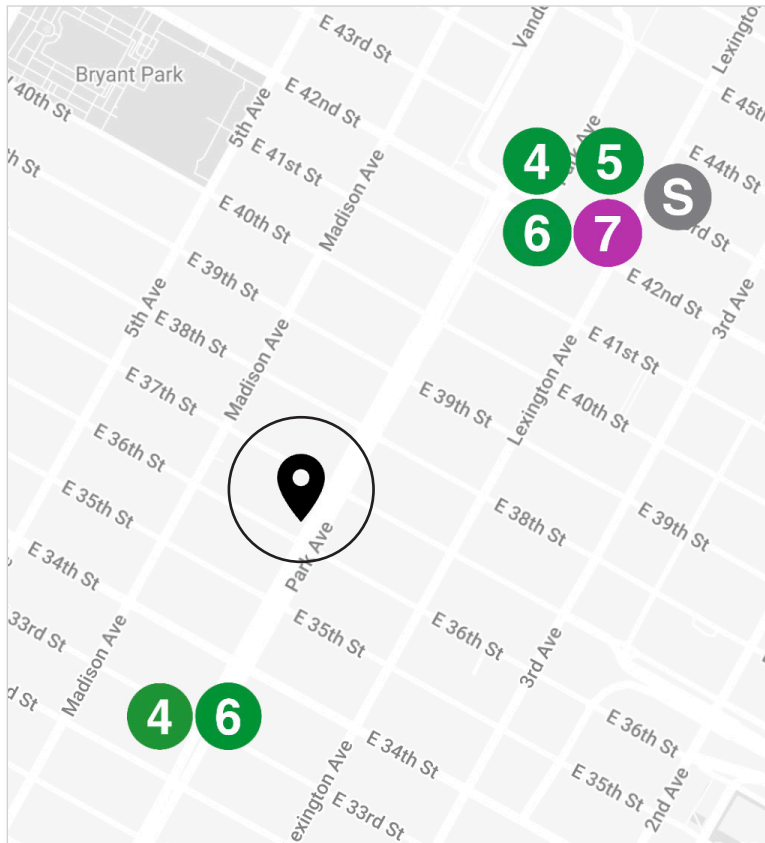
GROUND FLOOR  
**MEDICAL/PROFESSIONAL  
OFFICE** FOR LEASE

PRICE \$65/RSF // \$8,862/MONTH

APPROX SIZE 1,636+/- RSF

TERM NEGOTIABLE

POSSESSION IMMEDIATE



**40 PARK AVENUE, SUITE 1**  
BETWEEN EAST 36TH STREET AND EAST 37TH STREET

Floor plan for illustrative purposes only. actual size and dimensions may vary.

## MEDICAL TEST-FIT LAYOUT

- WAITING ROOM
- RECEPTION
- SIX EXAM ROOMS
- TWO OFFICES/CONSULTS
- NURSES' STATION
- STAFF PANTRY/KITCHENETTE
- TWO RESTROOMS

## ADDITIONAL FEATURES

- PRIVATE STREET ENTRANCE ON PARK AVENUE
- PRISTINE INSTALLATION
- WINDOWS FACING PARK AVENUE
- ADAPTABLE TO ANY MEDICAL SPECIALTY

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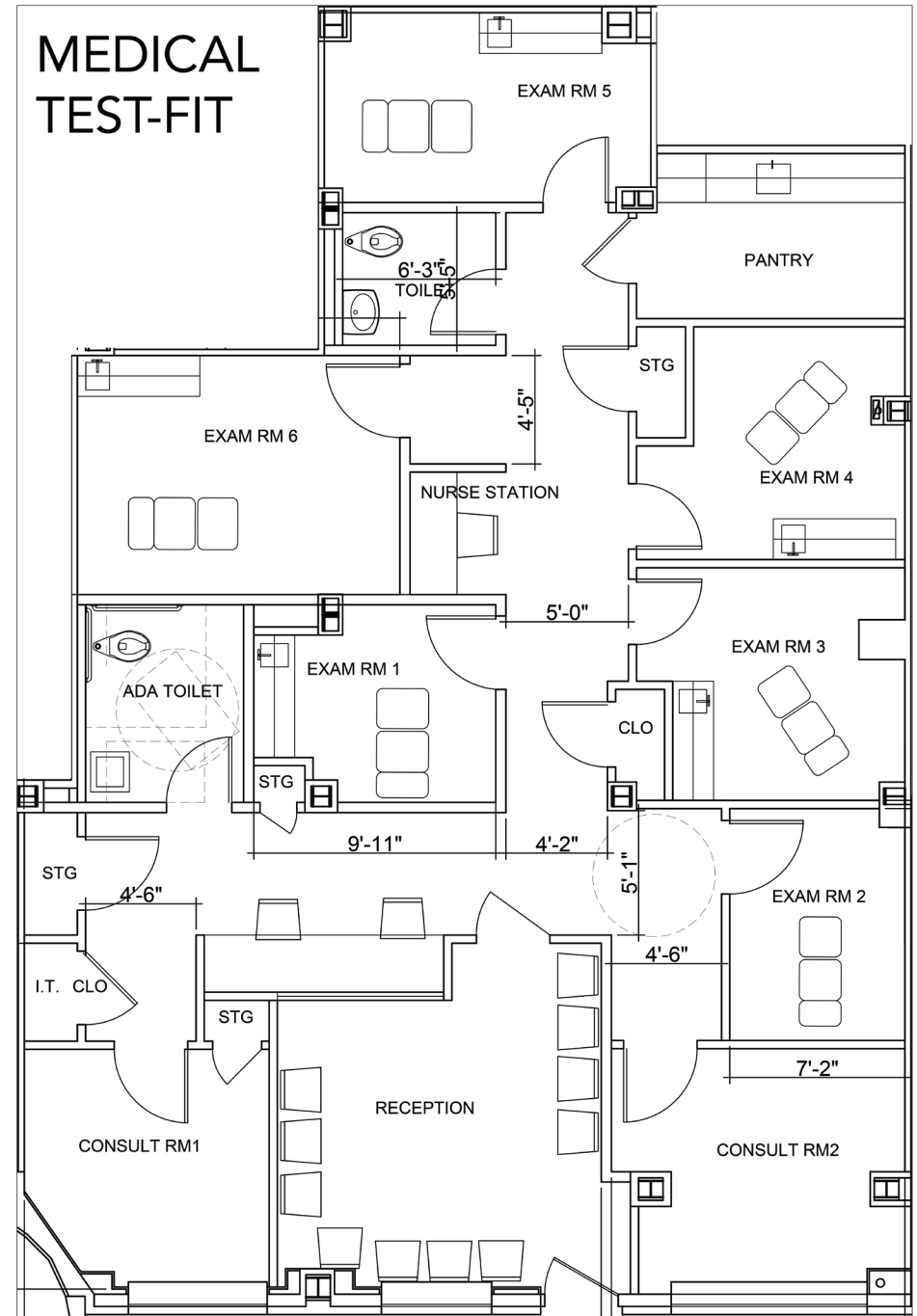
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**WEXLER** HEALTHCARE & COMMERCIAL  
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PARK AVENUE