



NEW DEVELOPMENT  
**MEDICAL OFFICE**  
FOR LEASE

PRICE	INQUIRE
APPROX SIZE	1,508 SF
TERM	NEGOTIABLE
POSSESSION	FALL 2026

CENTRALLY POSITIONED WITHIN TOWN SQUARE  
OF NEW RESIDENTIAL DEVELOPMENT



**55 NY-17, BUILDING 5 | SUITE A-2**  
TUXEDO PARK, NY 10987

## PROPOSED LAYOUT

- WAITING AREA
- RECEPTION
- FOUR EXAM ROOMS
- OFFICE/CONSULT
- ADA RESTROOM
- CLOSET/STORAGE

## LOCATION FEATURES

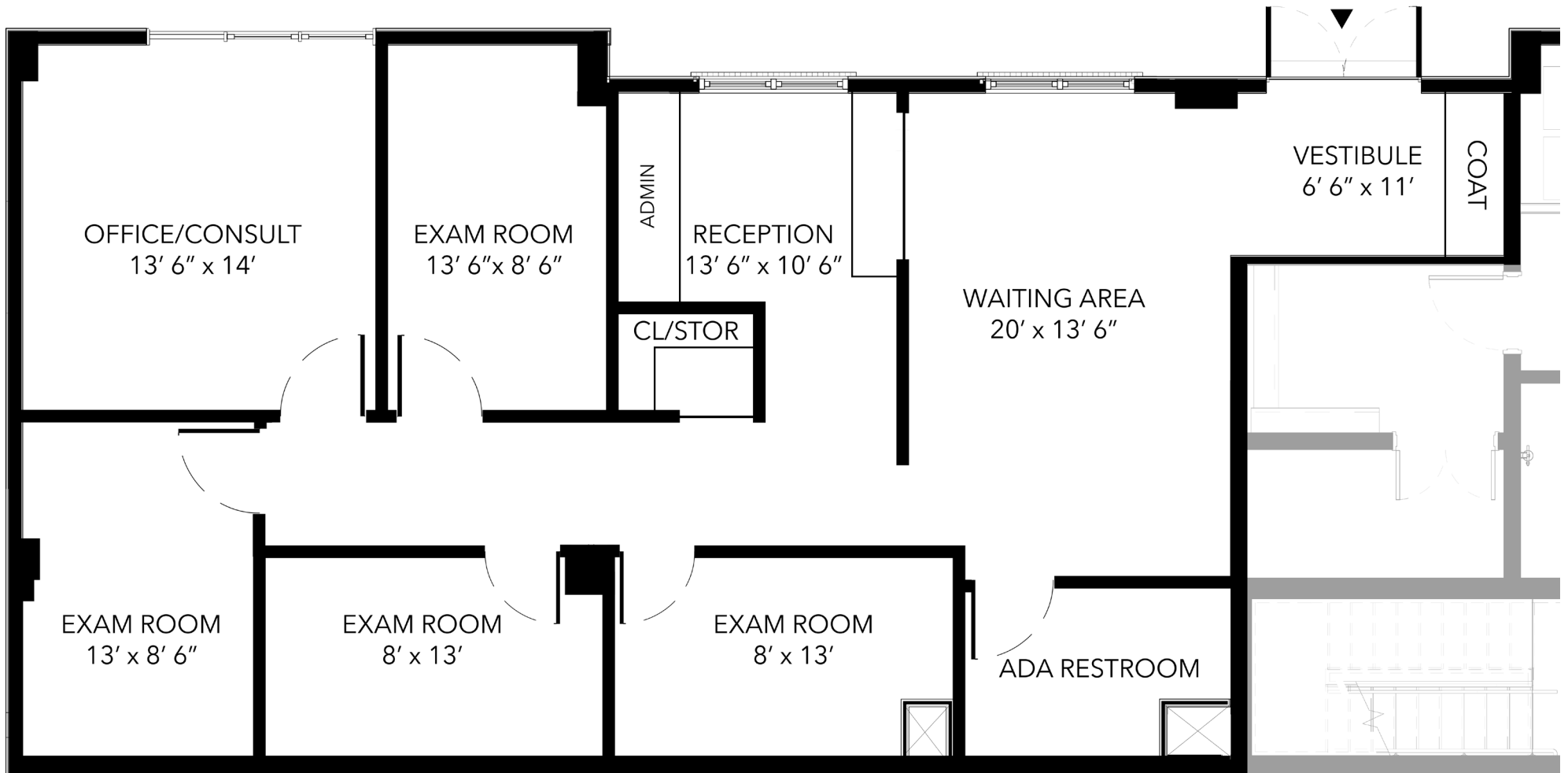
- CENTRAL POSITION WITHIN DEVELOPMENT'S TOWN SQUARE
- BUILT-IN PATIENT BASE
  - ANTICIPATED POPULATION OF 5,000+ RESIDENTS
  - 330+ RENTAL APARTMENTS
  - 1,300+ HOMES
- 30 MILES FROM MANHATTAN
  - LESS THAN 1-HOUR TRAIN RIDE
- IMMEDIATELY OFF OF I-87 AND ROUTE 17



**FLOOR PLAN • PROPOSED**

FOR ILLUSTRATIVE PURPOSES ONLY.  
SIZE AND DIMENSIONS MAY VARY.

**BUILDING 5**



# LOCATION



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