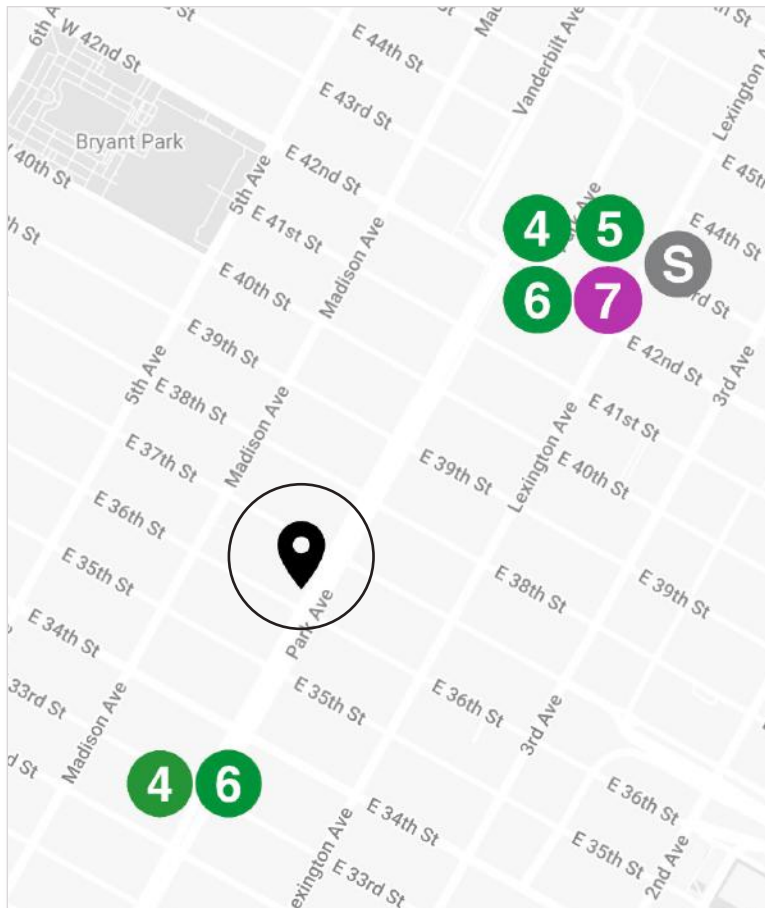


GROUND FLOOR
MEDICAL OFFICE
FOR LEASE

PRICE \$65/RSF
APPROX SIZE 1,636+/- RSF
TERM NEGOTIABLE



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

LAYOUT

- WAITING ROOM
- RECEPTION
- SEVEN EXAM ROOMS
- THREE OFFICES/CONSULTS
- TWO NURSES' STATIONS
- STAFF PANTRY/KITCHENETTE
- TWO RESTROOMS
- STORAGE ROOM
- TWO CLOSETS
- IT CLOSET
- EQUIPMENT ROOM

ADDITIONAL FEATURES

- PRIVATE STREET ENTRANCE ON PARK AVENUE
- NEW MEDICAL PRE-BUILT COMING
- WINDOWS FACING PARK AVENUE
- ADAPTABLE TO ANY MEDICAL SPECIALTY

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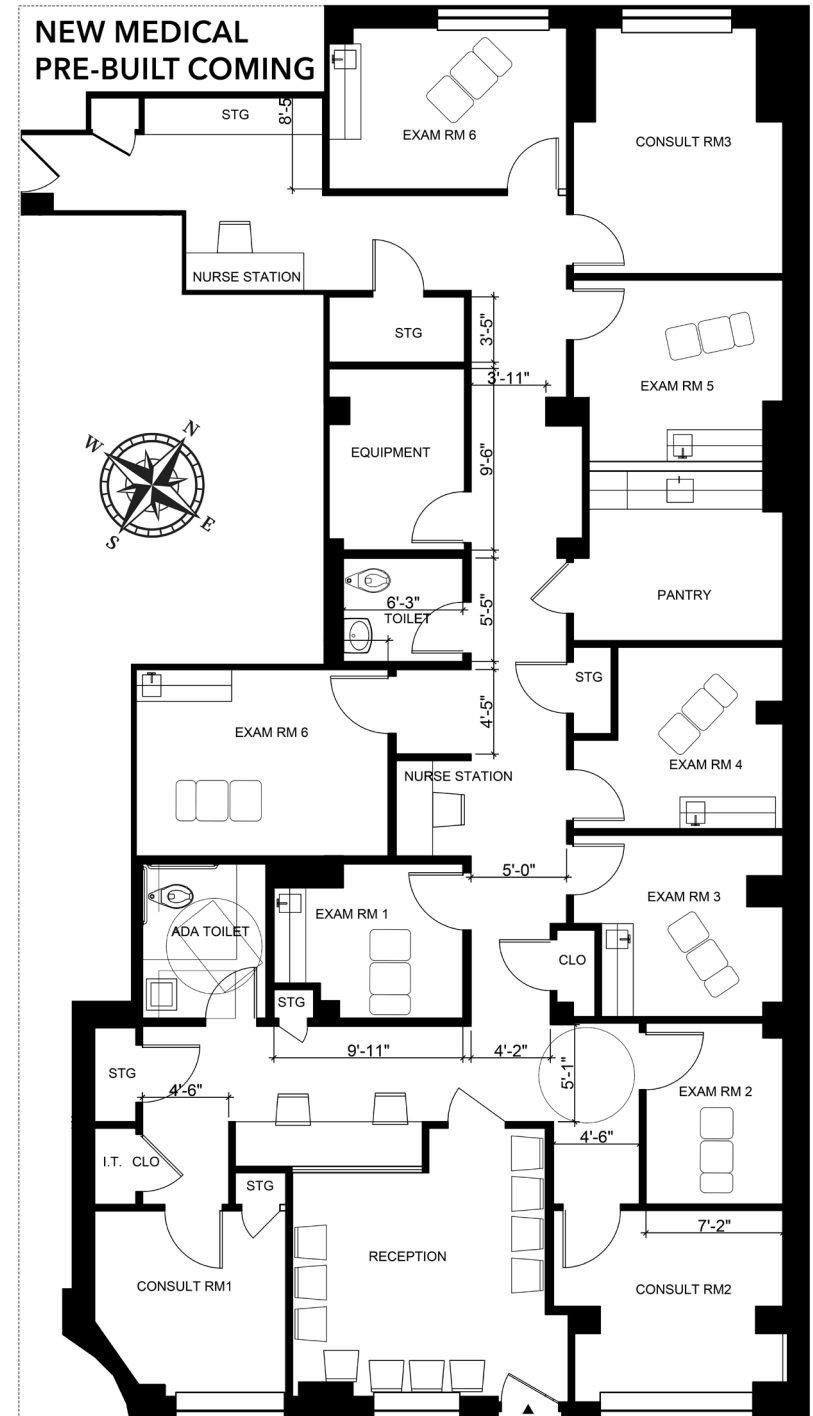
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PROPERTIES
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PARK AVENUE

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