

# MEDICAL OFFICE

## FOR SUBLEASE

PRICE \$8,050/MONTH  
SIZE 1,932+/- RSF  
TERM NEGOTIABLE  
POSSESSION ARRANGED



**70 WEST 36TH STREET, SUITE 5C**  
BETWEEN FIFTH AND SIXTH AVENUE



## LAYOUT

- WAITING AND RECEPTION
- TWO EXAM ROOMS
- TWO CONSULTS
- ADMIN OFFICE/INTAKE
- AAAA-CERTIFIED PROCEDURE ROOM
- TWO-BAY RECOVERY ROOM
- LAB
- PATIENT RESTROOM
- STAFF KITCHEN, PANTRY AND RESTROOM

## ADDITIONAL FEATURES

- HIGH-END SURGICAL/GASTROENTEROLOGIST BUILD-OUT
- AAAASF PROCEDURAL ROOM
- SOUNDPROOF EXAM ROOMS AND OFFICES
- DUAL-ZONE CENTRAL AIR-CONDITIONING
- ALL MEDICAL EQUIPMENT INCL. FOR USE WITH SUBLEASE
- 9-TO-11 FOOT CEILINGS
- ADAPTABLE TO ANY MEDICAL SPECIALTY



