### 1540 York Avenue

(ADA COMPLIANT RETAIL LEVEL - Located blocks form Gracie Square Hospital and New York Presbyterian Hospital)



Waiting Area



**Nurse Station** 

### **Medical Office Space Features:**

Ground Floor Level

 Size:
 2,500 SF.

 Asking:
 \$70.00 per ft.

 Term:
 3 to 10 Years

- (7) Offices / Rooms
- (1) Large nurse station
- (1) Large Waiting Area
- (1) Lab
- (1) Reception Area
- (1) Nurse Station
- (2) Private ADA Bathrooms in space
- (1) Pantry / Employee room

#### ADA COMPLIANT

The following available Medical commercial space offers a turn-key solution for almost any Medical office Set up. Located near major Upper East Side medical facilities. This property is a Prime Location for any Medical Professional. In additional this unit is apart of a 296 unit residential building, this is the perfect opportunity for any medical practice seeking instant clientele.

#### Highlights

- 24/7 Building Access
- Turn Key Space
- Locate near major medical facilities
- Can Accommodate most medical Configurations.
- Located at intersection of 81st Str & York Avenue
- Easily accessible by M31, M79, 4,5,6 Subways.
- Parking located next door
- Retail level of 296 unit Redidentual building



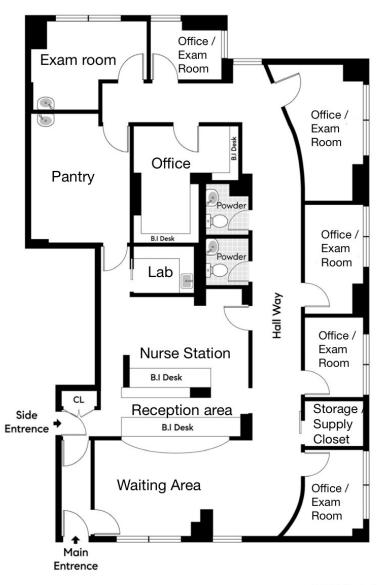
Main Hallway



Office / Exam room

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1540 - 1550 York Avenue Entrance





Space Entrance



Building Exterior Street View