

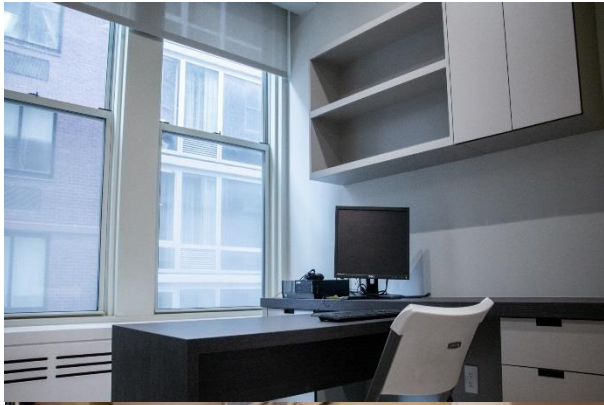
# 70 West 36<sup>th</sup> Street between Fifth & Sixth Avenue

## Herald Square Area Commercial Condo For Lease

Brand new surgical suite available for rent by Prime Manhattan Realty



Exam Room



Private Consultation Office

**Stanley J. Piesh**  
**Executive Managing Director**

**Prime Manhattan**  
**Direct: 212-594-7354**  
**Mobile: 917-282-8590**

[spiesh@primemanhattan.com](mailto:spiesh@primemanhattan.com)  
[www.MedicalRealEstate.com](http://www.MedicalRealEstate.com)

### Partial 5<sup>th</sup> Floor Suite 3,062 RSF

Flexible Terms or Full Time Availability  
Portion of the Space Availability

#### Office Features

- Amazing, brand new first class Medical Office
- AAAASF Surgical Suite with Class C-M Certified
- Fully furnished and equipped
- Adjacent to recovery area for two.
- Doorman Building (between Fifth and Six Avenue)
- Renovated Lobby with ADA Access
- Renovated elevators
- 2 Exam Rooms
- 2 Consultation Rooms
- 2 Private Bathrooms
- C-M certified suite for office based surgery
- First class reception area for 2 to 3 receptions
- Waiting area for 6 to 10 patients.
- Additional admin area for 3 to 4 staff
- Furnished Kitchenette
- Office is fully wired for computers, telephones,
- Internet included.
- Tenant Controlled Air Conditioning
- Convenient Location to Penn Station and Herald Square
- Easy Access to N, R, D, F, M Q and S Subway Lines
- Doorman building with 24 / 7 Day Building Access

#### Ideal use for medical specialty such as;

Gastroenterologist, ENT, Plastic surgery, Dermatology,  
Pain Specialist, Endoscopy.



Reception /Waiting Area



Reception Desk

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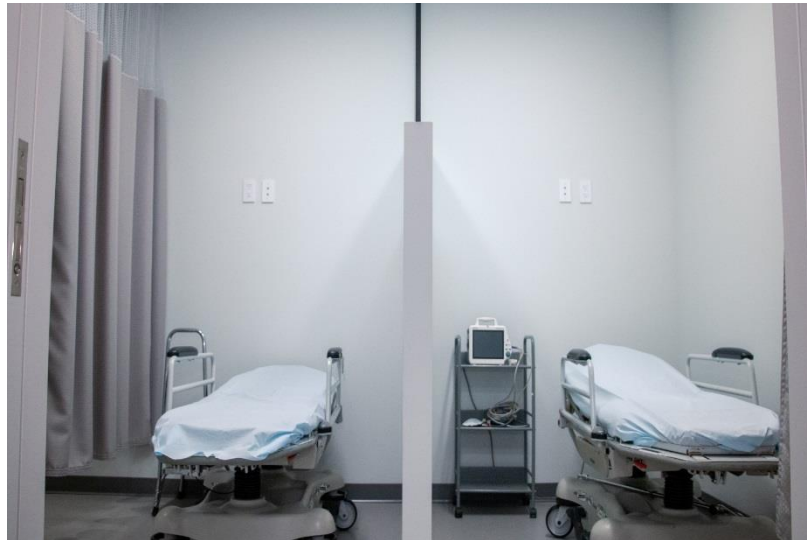
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Pantry



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## Partial 5<sup>th</sup> Floor Suite 3,062 RSF

- Surgical (Endoscopy suite) includes:

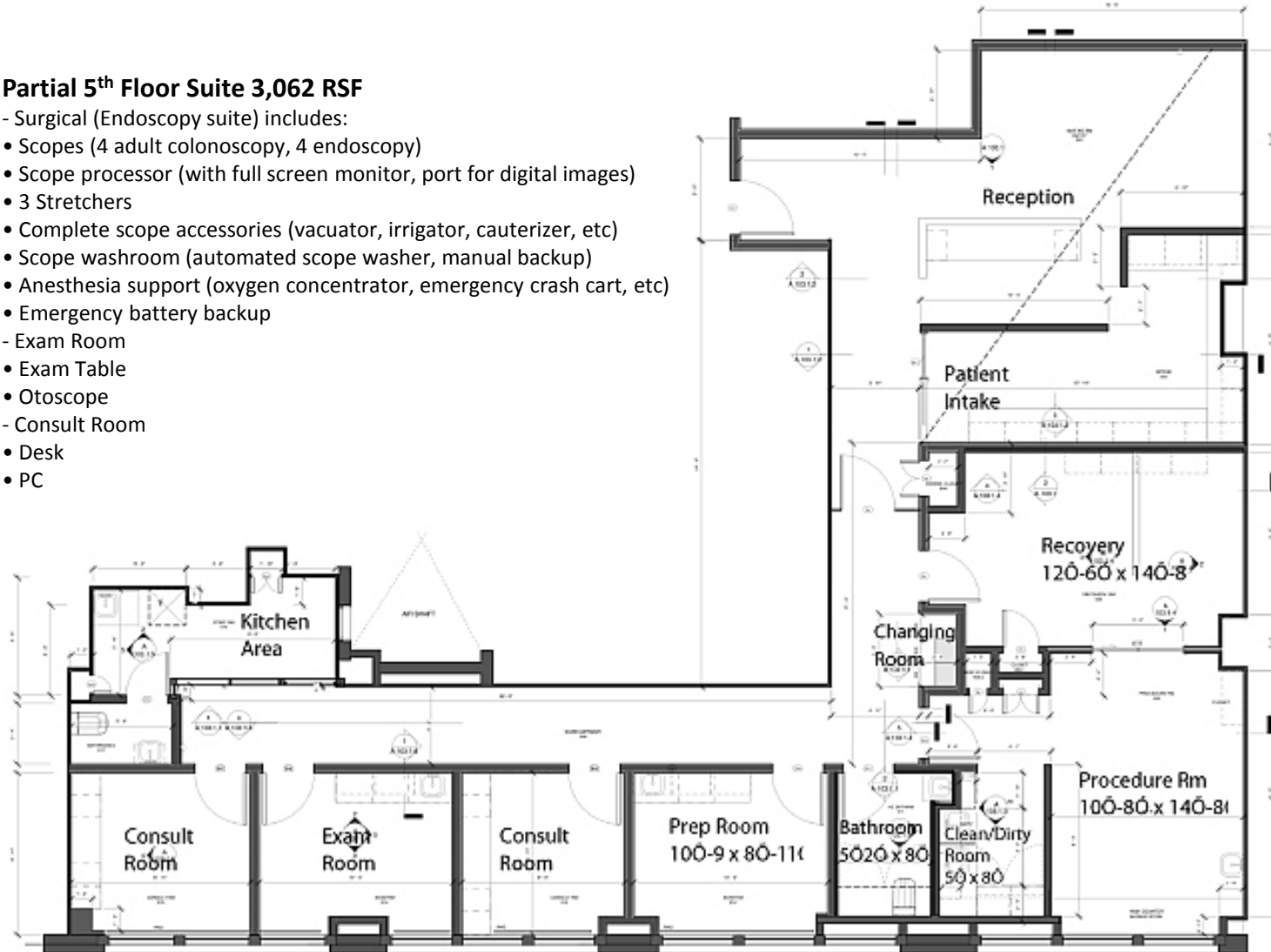
- Scopes (4 adult colonoscopy, 4 endoscopy)
- Scope processor (with full screen monitor, port for digital images)
- 3 Stretchers
- Complete scope accessories (vacuator, irrigator, cauterizer, etc)
- Scope washroom (automated scope washer, manual backup)
- Anesthesia support (oxygen concentrator, emergency crash cart, etc)
- Emergency battery backup

- Exam Room

- Exam Table
- Otoscope

- Consult Room

- Desk
- PC





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