

1317 Third Avenue 75th Street & Lexington Avenue

Medical Office Space For Direct Lease



Reception / Waiting Area



Building Property / Street

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Office Features:

- (5) Exam Rooms / Dental Operatory (1) Consult Room
- Large Reception / Patient Waiting Area
- (1) Laboratory / Sterilization
- (2) Elevators open directly onto the floor
- Full Service Quality Office Building
- On-Site Management
- Excellent Security - Concierge / Staffed Lobby
- 24/7 Building Access
- Prime UES Manhattan Location

Lease Price: \$ Call

Approximate Size

2nd Floor Suite: 2,000 RSF

The following full-floor unit stands as 2,000 SF. pre-built medical Dental space situated on the 2nd floor of a 10-story medical building within Manhattan Upper East Side neighborhood. The offices herein enjoy direct elevator access which opens onto the office's reception area with seating for staff of 3. The front portion of the space offers spacious waiting area that can accommodate 8 to 10 chairs comfortably providing west view by oversize arch window making the waiting area full of afternoon sun and architecturally unique.

The floor is currently built as modern dental office with 5 dental chairs, consultation room with private bathroom, lab, patient bathroom, sterilization, compressor, suction, file room on east side of the space and reception, waiting area on the west side, separated by two elevators which opens directly to the space, providing a single floor identity.

The current dental installation was completed only about 3 years ago; implementing both modern grayish porcelain flooring in the dental operatories that is contrasted by carpets in corridors and in the waiting area. All of which helps bring together an interior aesthetic that provides a comfortable clean feel.



Exam Room



Exam Room

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Reception - Guest Area



Exam Room



Building Property / Street

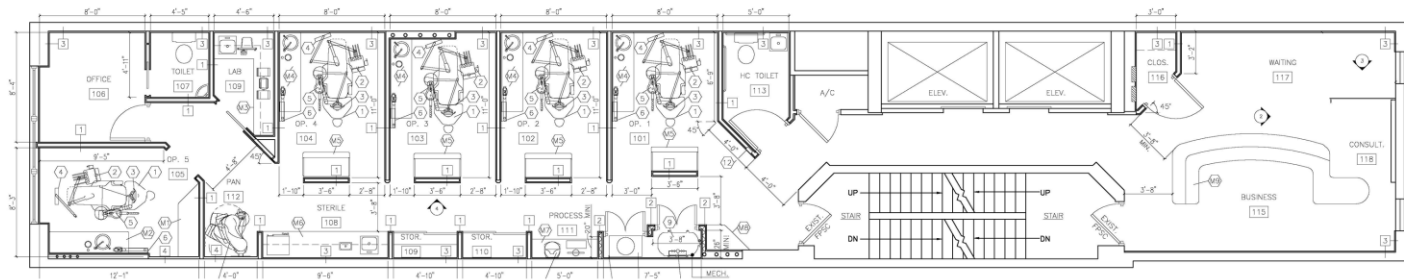


Exam Room

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**Floor Plans: 1317 Third Avenue
New York, NY 10021 • Office For Lease**



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