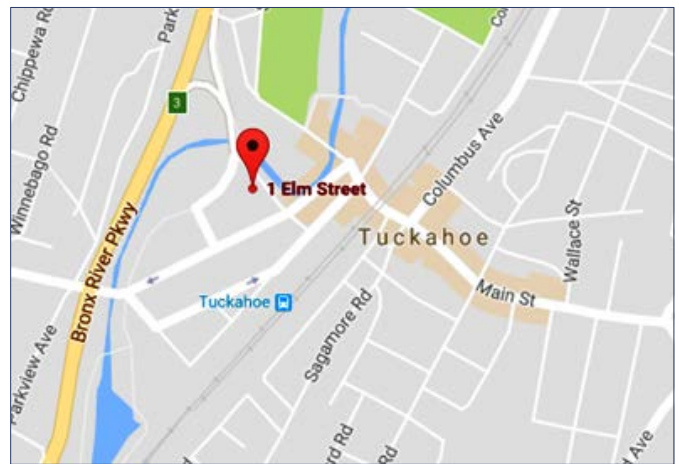




## MEDICAL & OFFICE SPACES FOR LEASE

Up to 4,875+/- RSF | \$22 - \$26 PSF Modified Gross

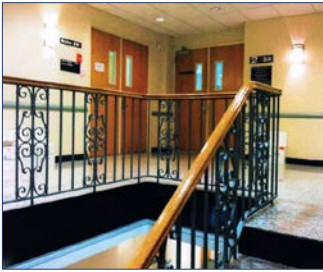
- Convenient On-Site Parking
- ADA Ramp and Bathrooms in Building
- Attractive Build-Out or TI Available
- Co-Tenancy with Many Other Successful Medical Practices
- Excellent Location by Bronx River Parkway
- Walking Distance to Metro-North
- Large Office includes Multiple Exam Rooms, Reception, Waiting, Bathrooms, and Plumbing
- Small Two-Room Office Also Available; Ideal for Mental Health Professional or Similar
- Direct Meter
- Professionally Managed



Call Owner's Exclusive Agent: Jonathan Gordon [914-779-8200](tel:914-779-8200) x115 [jgordon@admiralrealestate.com](mailto:jgordon@admiralrealestate.com)

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# FLOOR PLAN & PICTURES



Stairs & Elevator



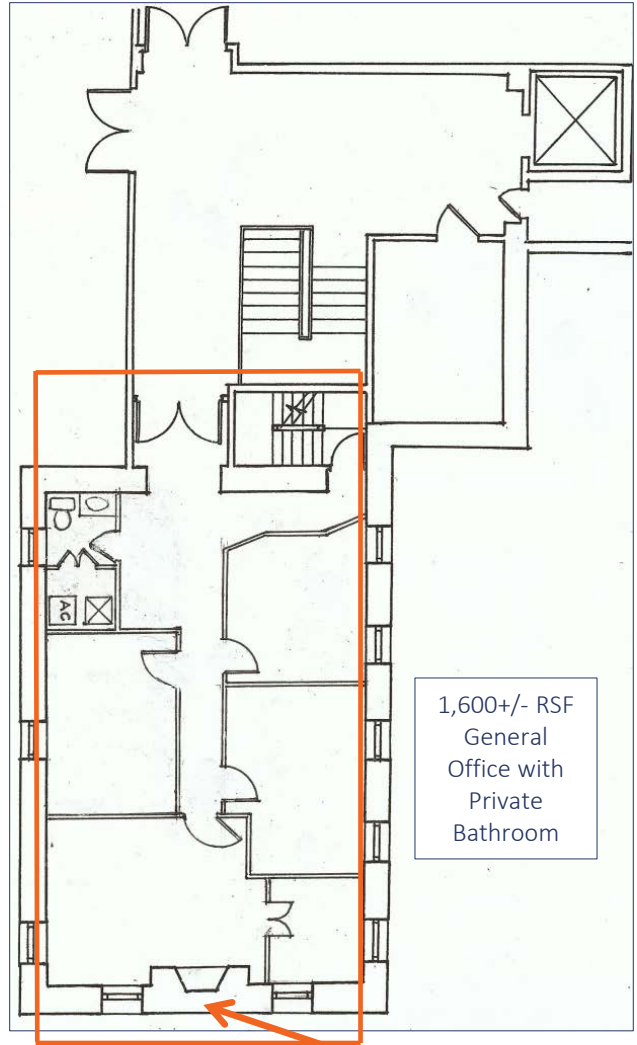
ADA Ramp



Drop Off Right in Front of Entrance



Former 4,875+/- RSF Medical Facility



1,600+/- RSF  
General  
Office with  
Private  
Bathroom



Convenient On-Site Parking Lot



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