

Rare East Village Medical Space — Turnkey & Ready

A fully built-out, plug-and-play opportunity steps from Tompkins Square Park. Ground floor and lower-level space with exam rooms, dual entrances, signage, and a private outdoor patio — permitted for all commercial and medical uses.





A Space Built for Immediate Use

This former veterinary practice comes fully built out – no gut renovation, no lengthy buildout timeline. The space is configured with **existing exam rooms**, plumbing, and clinical infrastructure already in place, meaning qualified operators can open their doors with minimal lead time. Whether you're a medical provider, wellness brand, or specialty service operator, the bones are already there. This is a true turnkey opportunity in one of Manhattan's most in-demand neighborhoods.

Property Highlights

Size

2,600 RSF

Configuration

Ground Floor + Lower Level

Entrances

Dual Access Points

Signage

Prominent Street Frontage

Outdoor Space

Private Patio

Base Rent

Upon Request

Lease Term

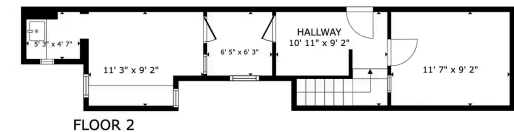
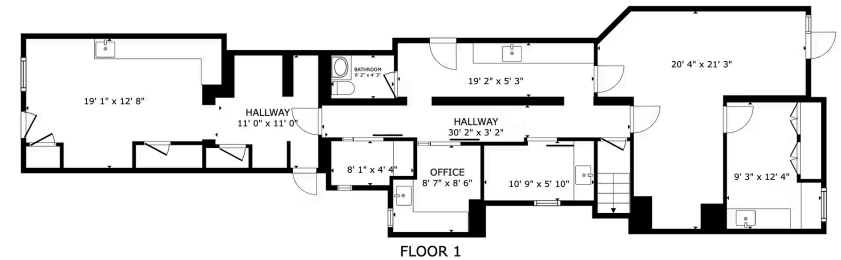
Negotiable

Two Bonus First-Floor Offices

In addition to the primary clinical space, the unit includes **two additional offices on the first floor** of the building. These ancillary spaces are perfectly suited for:

- Private administrative use or billing operations
- Secure storage for supplies and equipment
- Staff workspace or provider consultation rooms
- Telemedicine or back-office support functions

This built-in operational overflow is a significant value-add rarely found in comparable listings.



All Commercial & Medical Uses Permitted

One of the most compelling aspects of this listing is its **broad use permissibility**. The space is approved for all commercial and medical uses, removing a common barrier that slows operators in their search for suitable NYC real estate. There is no need to navigate lengthy variance applications or special-use approvals – simply bring your license and your vision.

📄 All commercial and medical uses permitted – operators can move forward with confidence and minimal regulatory friction.

Permitted Use Categories Include:

- General and specialty medical practices
- Veterinary and animal care services
- Physical therapy and rehabilitation
- Mental health and counseling services
- Wellness, spa, and integrative health
- Retail and service-based commercial uses

Secure Your Foothold in the East Village

Opportunities like this – fully built out, immediately available, broadly permitted, and located in a premier Manhattan neighborhood – are exceedingly rare. Whether you are a practice owner ready to expand, a wellness operator seeking a flagship location, or a broker representing a qualified tenant, this space deserves serious consideration.

Location

East Village,
Manhattan – steps
from Tompkins Square
Park

Use

All commercial &
medical uses
permitted

Condition

Fully built out – plug-
and-play ready

Contact your broker today to schedule a tour and learn more about this exceptional listing.



A Neighborhood Built on Density & Demand

170K+

Residents Nearby

Strong residential population within a walkable radius drives consistent, repeat patient and client demand.

24/7

Foot Traffic

The East Village sees round-the-clock activity — from morning commuters to evening neighborhood visitors.

Top 5

NYC Submarket

Consistently ranked among Manhattan's most sought-after neighborhoods for boutique medical and wellness concepts.





Steps from Tompkins Square Park

Located in the heart of the East Village, this property sits just steps from **Tompkins Square Park** — one of Lower Manhattan's most beloved green spaces and a consistent driver of pedestrian activity. The surrounding neighborhood is characterized by strong residential density, a growing health-conscious demographic, and a thriving mix of local businesses that generate reliable daily foot traffic year-round.



New York · Miami

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Broker of Record

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