



436 3rd Avenue @ 30th St

Partial Lower Level: 1500 SF



BUILT MEDICAL SPACE

Turnkey eye surgery/plastic surgery office with:

- Ground floor signage
- ADA Bathroom
- Elevator opens directly into the space
- 2 Draw rooms w/ water
- Processing room w/ water
- Expansive waiting room & reception
- Break room
- Storage
- 24/7 tenant-controlled central air

Lower Level of The Bentley, a 23-story residential building. **Owner-managed property w/ management office on-site**

Excellent location for medical. Near **NYU Langone, NYU Medical Clinic**, Bellevue Medical Centers, + Alexandria Center for Life Sciences in a high density residential area

Short walk to the **33rd st 6 train** + M34 Bus. Convenient to Midtown Tunnel @ 37th St, FDR Drive @ 34th St + East 39th St Ferry. **Citibike** is on the corner

Contact Exclusive Broker: Eli Someck / eli.someck@redwoodnyc.com / 917.335.4948



Built Eye Surgery & Plastic Surgery Suite

- Excellent condition: 4 year old installation
- Ground floor signage
- ADA Bathroom
- Elevator access
- 2 Draw rooms w/ water
- Processing room w/ water
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- Break room
- Storage



