



BUILT-TO-SUIT
MEDICAL OFFICE
FOR LEASE

PRICE	INQUIRE COMPETITIVELY PRICED
APPROX SIZE	1,500 SF <i>WITH OPPORTUNITY FOR EXPANSION</i>
TERM	NEGOTIABLE
POSSESSION	FALL 2026

A UNIQUE OPPORTUNITY TO **ESTABLISH A
MODERN COUNTRY DOCTOR PRACTICE** IN A
BRAND-NEW WALKABLE VILLAGE COMMUNITY.



55 NY-17, BUILDING 5 | SUITE A-2
TUXEDO, NY 10987

PROPOSED LAYOUT

- WAITING AREA
- RECEPTION
- FOUR EXAM ROOMS
- OFFICE/CONSULT
- ADA RESTROOM
- CLOSET/STORAGE

- CONCEPT LAYOUT ONLY, ALTERNATE LAYOUTS AND SPACES AVAILABLE
- GENEROUS BUILT-TO-SUIT INSTALLATION PROVIDED

LOCATION FEATURES

- CENTRALLY LOCATED WITHIN THE HEART OF THE COMMUNITY
- BUILT-IN AND GROWING PATIENT BASE
- 5,000+ ANTICIPATED RESIDENTS
- 1,300+ NEW HOMES
INCLUDING A 350-HOME ACTIVE ADULT COMMUNITY
- 330+ LUXURY RENTAL APARTMENTS
- 30 MILES FROM NYC, 1 HOUR TRAIN RIDE
- OPPORTUNITY TO BECOME THE PRIMARY COMMUNITY PHYSICIAN
SERVING BOTH TUXEDO RESERVE AND THE SURROUNDING REGION



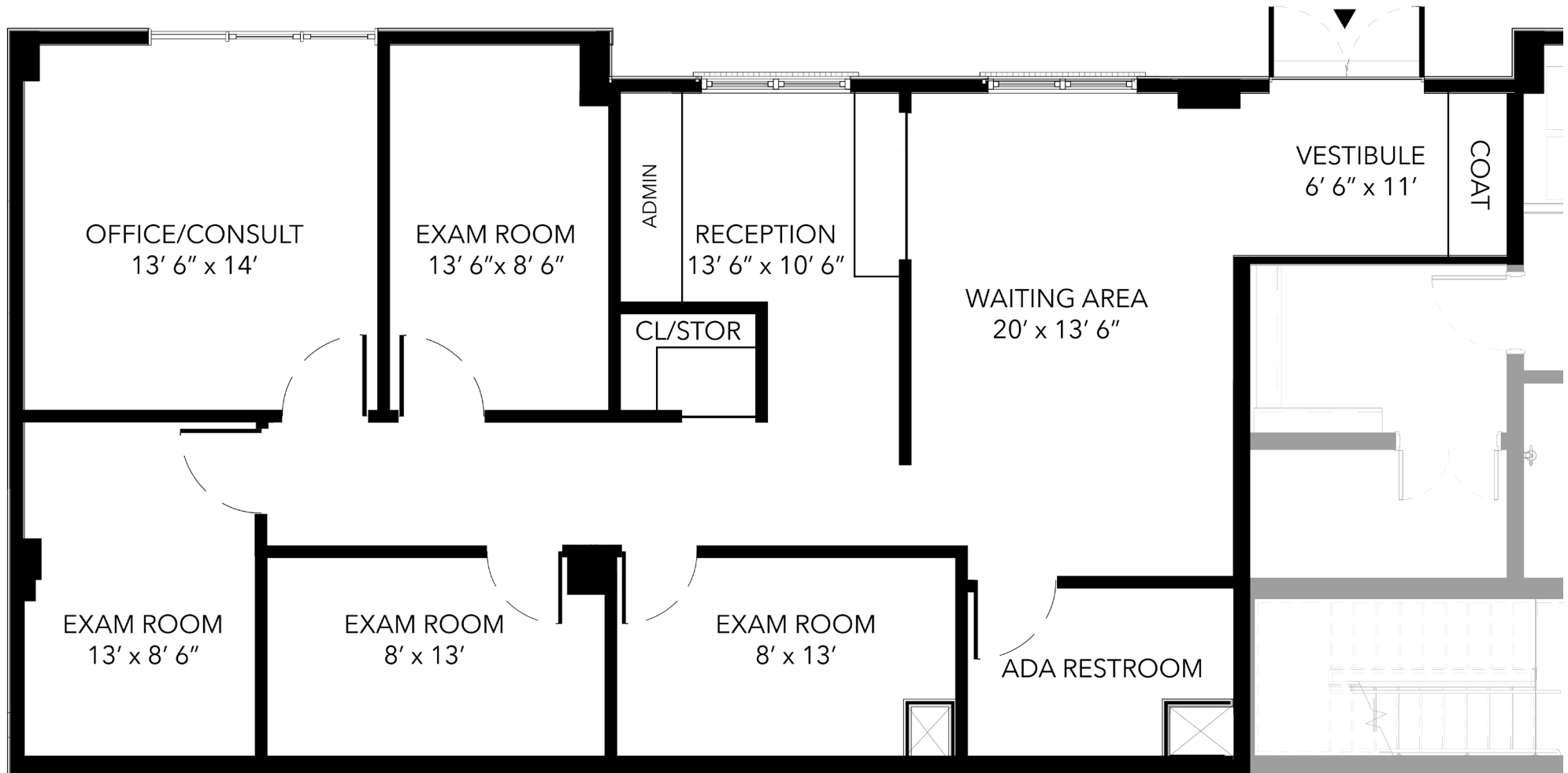
FLOOR PLAN • PROPOSED

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.

BUILDING 5



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LOCATION



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