



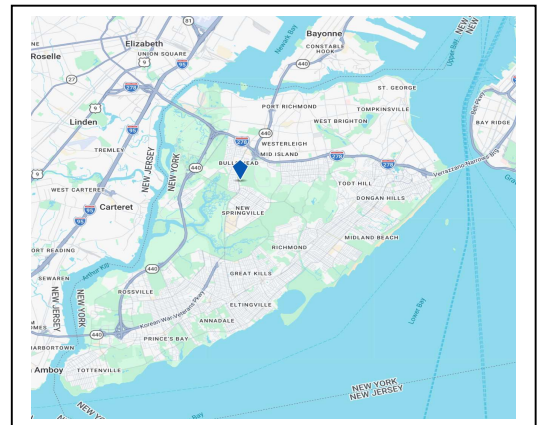
TURN-KEY SURGICAL CENTER FOR LEASE

2025 Richmond Avenue • Staten Island, NY 10314

Prime medical leasing opportunity located in the heart of Staten Island's healthcare corridor. Approximately 6,200 SF fully built-out OBS / ambulatory surgery center previously operating as a vascular surgery center. Designed for immediate occupancy by surgical specialists, ASC operators, or multi-specialty medical groups.

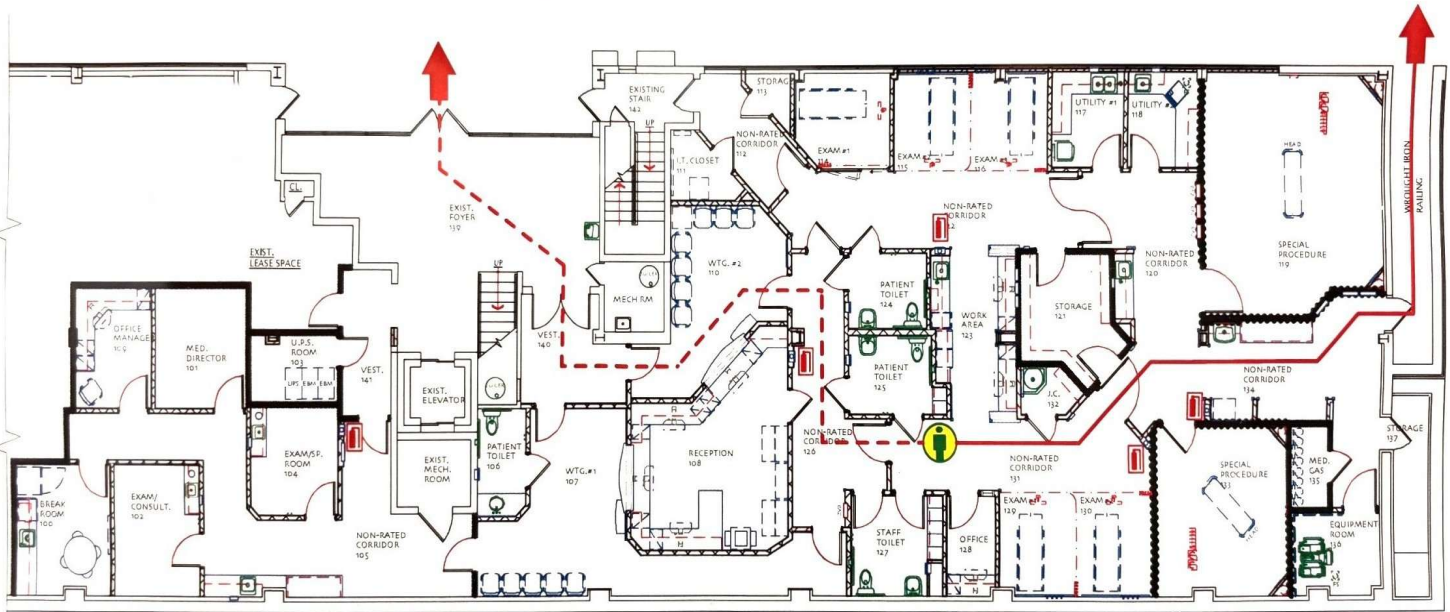
Property Highlights

- Approx. 6,200 SF OBS / ASC / MEDICAL OFFICE
- Two full-size procedure rooms
- Lead-lined surgical rooms
- Medical gas infrastructure, generator, etc
- Pre-op and post-op recovery areas
- Patient waiting and reception area
- Multiple exam rooms and physician offices
- Administrative and staff support areas
- Prime Richmond Avenue medical corridor location



For Information Contact:

2025 Plaza Management office # 718 678 9578
2025 Richmond Ave, suite LL1, Staten Island NY 10314
2025plaza@affkidz.com



Location

Located along Richmond Avenue, Staten Island's primary retail and medical corridor
Strong surrounding residential population and healthcare demand
Easy access to Staten Island Expressway and major transportation routes
Ideal for vascular surgery, orthopedics, pain management, or multi-specialty ASC operators

Parking & Access

The Plaza Building offers convenient on-site parking for patients, physicians, and staff with easy access from Richmond Avenue. The property includes ample surface parking, ADA-accessible spaces, and a patient drop-off area near the main entrance, providing efficient access for medical practices and surgical center operations.

Nearby Hospitals

The property is located near Staten Island's major healthcare institutions, including Staten Island University Hospital (North Campus), Staten Island University Hospital (South Campus), and Richmond University Medical Center, providing strong referral opportunities and access to a large patient base.

Area Demographics

The Richmond Avenue corridor serves a large residential population with strong healthcare demand. Approximately 40,000 residents live within 1 mile, more than 150,000 within 3 miles, and over 325,000 within 5 miles of the property, within Staten Island's total population of about 495,000 residents.

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