



## LEXINGTON REAL ESTATE GROUP

HEALTHCARE & COMMERCIAL PROFESSIONAL SPACE

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# 208 EAST 75TH STREET

*Prime Upper East Side Maisonette Medical Suite | Use Group 3*

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PRICE	APPROX SIZE	TERM	POSSESSION
<b>\$6,250/m</b>	<b>900 RSF</b>	<b>Negotiable</b>	<b>Immediate</b>

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Situated in the heart of Manhattan's prestigious Lenox Hill neighborhood, 208 East 75th Street offers an exceptional, high-visibility opportunity for healthcare practitioners, wellness professionals, and

non-profit institutions. Occupying the lower level of a beautiful, boutique 5-story townhouse, this turnkey commercial space features a dedicated private entrance just a few steps below street level, offering an ideal balance of street-level accessibility and user privacy.

The entire ground floor has undergone a complete, high-end renovation, boasting premium wood flooring, sleek recessed LED lighting, a newly updated bathroom, and fully modernized electrical systems throughout. The property currently sits as a pristine, expansive open-concept layout with a private room positioned at the rear.

### Interior Flow & Features

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## | IMMEDIATE TURNKEY OPEN CONCEPT OR SEAMLESS MEDICAL BUILD-OUT

For practices requiring a traditional multi-room clinical environment, the generous footprint easily configures into a highly efficient, multi-operatory floor plan. The space can seamlessly accommodate:

- A spacious, welcoming patient reception and check-in lobby
- A dedicated administrative and billing hub
- Multiple private examination rooms or clinical operatories
- A separate, expansive doctor's executive consultation suite
- A large staff kitchen/break area and localized storage hubs

## | SPACE HIGHLIGHTS

- **Approved Uses:** Use Group 3 (Medical, Wellness, Non-Profit, Educational)
- **Classification:** Partial Build-Out / Turnkey White Box
- **Finishes:** Brand-new hardwood floors, recessed LED lighting, two working fireplaces
- **Access:** Independent private street-access entrance
- **Location:** Unmatched proximity to Lenox Hill Hospital, Weill Cornell, and HSS

## Outdoor Oasis & Amenities

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SHARED OUTDOOR GARDEN

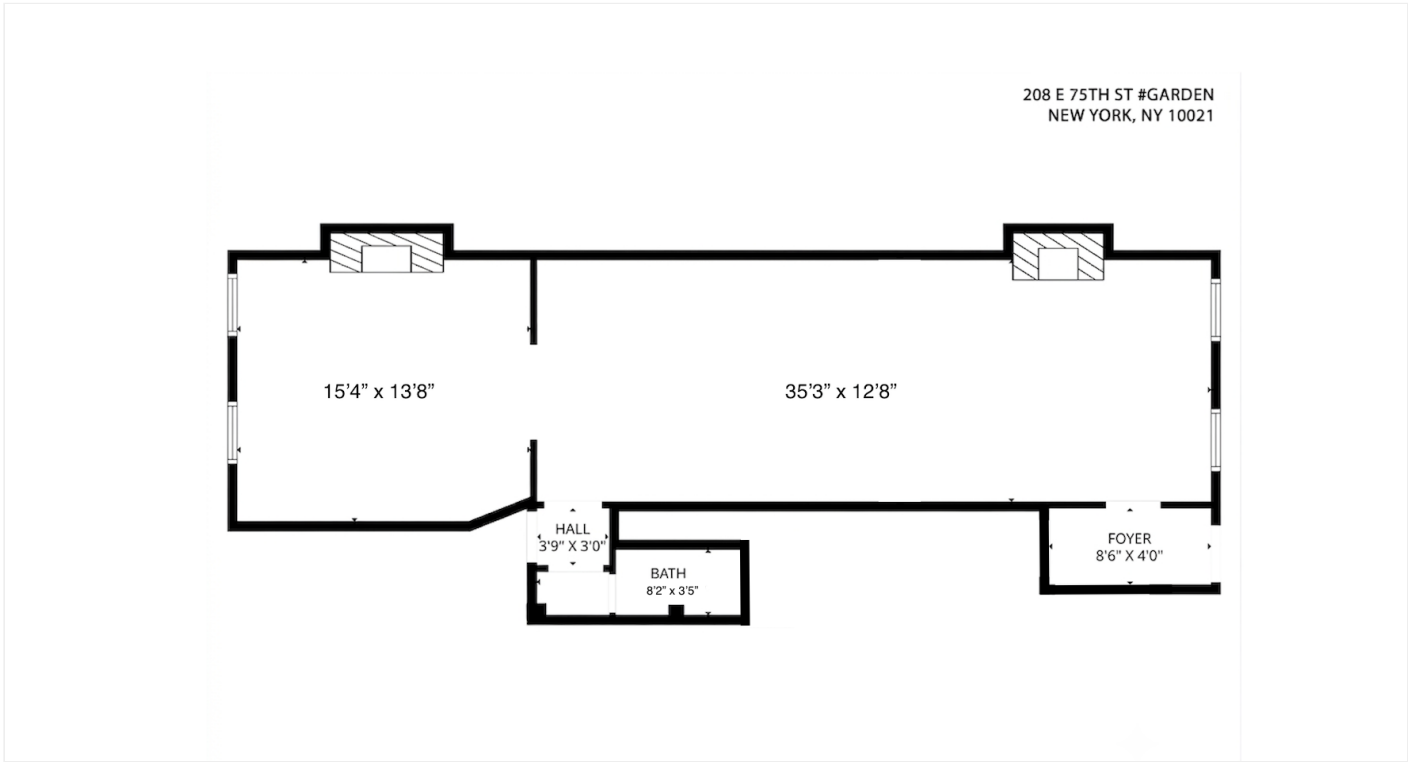


NEWLY UPDATED BATHROOM

# Layout Configurations

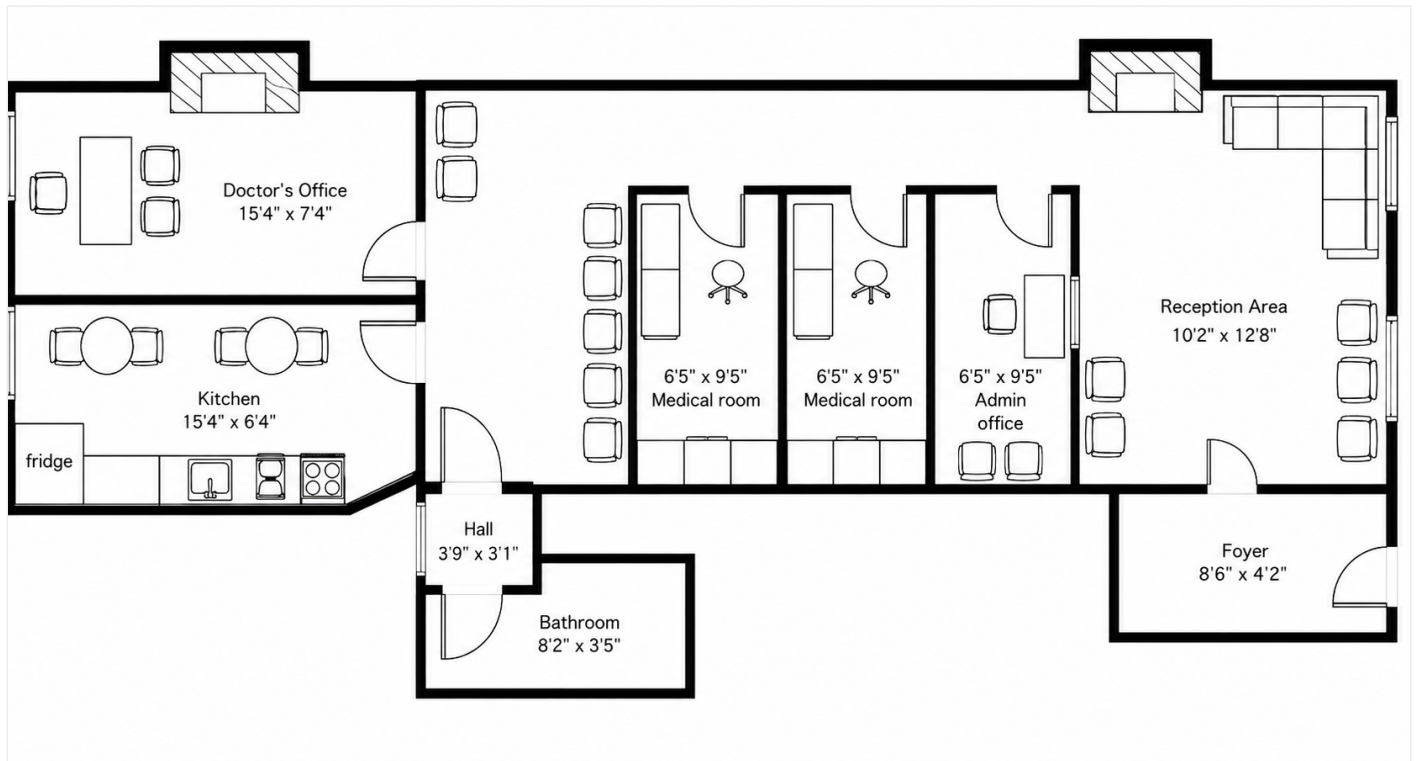
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## CURRENT CONFIGURATION: EXPANSIVE OPEN CONCEPT



The property currently sits as a pristine, expansive open-concept layout with a private room positioned at the rear. This provides an immediate blank canvas for standard professional offices, physical therapy practices, or holistic health centers requiring minimal build-out.

## PROPOSED CONFIGURATION: MULTI-OPERATORY MEDICAL SUITE



A highly efficient, proposed alternate layout demonstrating how the space can be effortlessly retrofitted for a larger practice of 3 to 8 employees. The generous footprint easily configures to include a dedicated administrative hub, multiple private clinical operatories, and an executive consultation suite.

**LEXINGTON REAL ESTATE GROUP EXCLUSIVE**



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