

# 311 N Midland Avenue

Nyack, NY 10960 | Medical & Professional Office



ALL-IN MONTHLY (1,970 SF)	BASE RENT	TAXES (NNN)	OP. EXPENSES (CAM)	SERVICE TYPE	AVAILABLE SF
<b>\$7,184/MO</b>	<b>\$29.00 /SF/YR</b>	<b>\$7.44 /SF/YR</b>	<b>\$7.32 /SF/YR</b>	<b>Triple Net (NNN)</b>	<b>1,970 SF (Suite 3)</b>

\* All-In Monthly = Base Rent (\$29.00) + Taxes/NNN (\$7.44) + Op. Expenses/CAM (\$7.32) = \$43.76/SF/YR x 1,970 SF / 12 = \$7,184/mo



Aerial View



Building Exterior

# Property Overview | 311 N Midland Avenue, Nyack, NY

## Property Description

Located just **TWO (2) BLOCKS** from **Montefiore Nyack Hospital**, this medical and professional office space for lease in Nyack, NY offers an exceptional opportunity for healthcare providers, accountants, attorneys, financial advisors, therapists, consultants, and other professional office users seeking a prime Rockland County location. Situated at 311 N Midland Avenue, the property offers strong visibility, flexible layouts, ample on-site parking, ADA accessibility, and convenient access for both clients and employees.

Ideal for medical, dental, legal, accounting, wellness, insurance, and executive office uses, the property is conveniently located near Route 59, I-87, downtown Nyack, and major Rockland County business and healthcare hubs. If you are searching for medical office space near Montefiore Nyack Hospital or professional office space for lease in Nyack NY, this location provides the accessibility, exposure, and flexibility businesses need to grow.

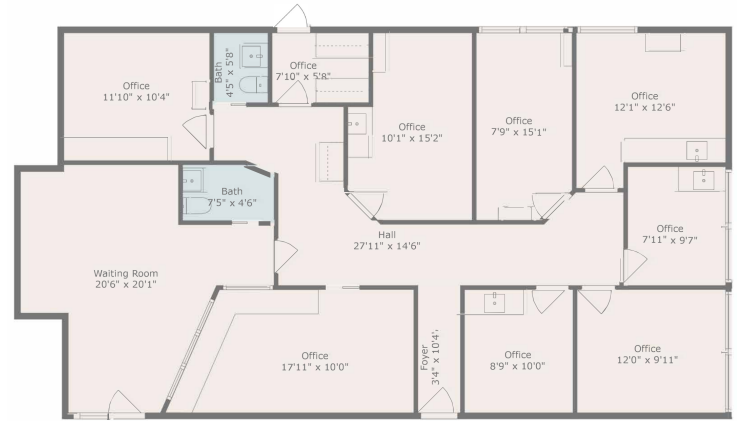
## Key Highlights

- **2 blocks from Montefiore Nyack Hospital** — prime medical corridor
- Zoned Medical & Professional Office
- 33 on-site parking spaces — ADA-compliant access
- Corner lot with high visibility
- Easy access to Route 59 & I-87
- Public transportation nearby
- Quiet, established professional setting

## Property Details

Rental Rate	\$29.00 /SF/YR (\$2.42/SF/MO)
Space Available	1,970 SF — Suite 3
Date Available	Now
Lease Term	Negotiable
Service Type	Triple Net (NNN)
Property Type	Office / Medical
Parking Spaces	33
Total Building	6,500 SF
Year Built	1979
Taxes	\$7.44 /SF/YR
Op. Expenses	\$7.32 /SF/YR

## Suite 3 — Floor Plan | 1,970 SF



TOTAL: 1970 sq. ft.  
FLOOR 1: 1,970 sq. ft.

## Interior Photos



Exam Room — AI Rendering



Reception / Waiting Area — AI Rendering



**Jeffrey Hozias**

Associate Broker

Cell: (845) 709-2140

jeffrey.hozias@randcommercial.com

**Rand Commercial**

268 S Main St, Suite B

New City, NY 10956

www.randcommercial.com

Building Better Communities With...

