

Prime Corner Office By Columbia Presbyterian **295 Fort Washington Ave** **S/W/C of West 173rd Street**

Approximately 1,000 Rentable Square Feet

Retail Level Presence & Signage

Previously a Dentist Office

Approximately 8'6" Ceilings

Asking \$4,500 per Month

Landlord Will Consider TI Contribution

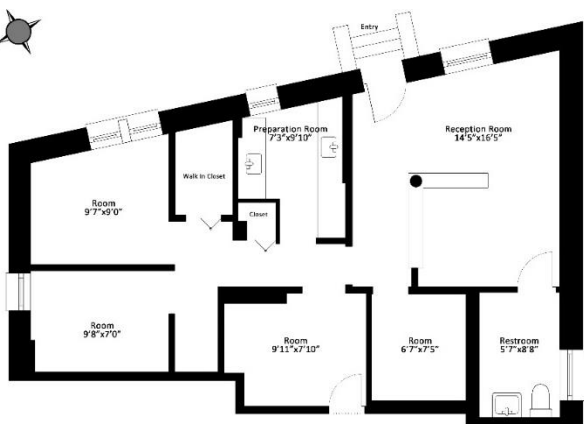
Located just a stones throw from Columbia Presbyterian Hospital and the A train at 173rd Street, this a great opportunity to lease a medical office in a very densely populated section of Washington Heights. Currently built out with a reception area, bathroom, 3 exam rooms, kitchen area and 2 small work areas. Prominent corner signage potential and available for immediate possession. The landlord will consider contributing Tenant Improvement allowance for qualified Tenant.



Demographic Highlights – Zip 10032

<http://www.neighborhoodlink.com/zip/10032#demographics>

Total Population: 57,331
White Population: 18,934
Black Population: 14,628
Hispanic Population: 39,884
Asian Population: 2,493
Male Population: 27,659
Female Population: 29,672
Median Age: 35
Median Age of Males: 33
Median Age of Females: 37
Average Annual Household Income: \$35,079
Businesses: 764
Employees: 14,907
Average Family Income: \$40,120
Median Family Income: \$26,237



For More Information Please Contact

Jeffrey Angel
212-719-7017



The information contained herein has been provided by sources that we deem reliable, however, no expressed or implied warranties are made as to the accuracy of the information contained herein, and it should not be relied upon in any way. All information including but not limited to: square footage, frontage, pricing, availability, zoning and all other information should be independently verified by the interested parties prior to anyone entering into any form of legal binding agreement to purchase, lease or otherwise procure the premises or property presented. Information is subject to change or withdrawal without notice or reason and RES Commercial Corp, nor the Landlord provide any warranty or guarantee against any errors and/or omissions which may exist.