



41-02 75th Street, Elmhurst, Queens, NY

Fully Leased “Single Tenant” Medical Building for Sale

Cellar Level

Full Service Laboratory: Different Modalities of Tests Including That of Covid-19

- Electronically Monitored Access Control at the Entrance
- Independent Pathology Lab (LPL)
- Emergency Shower for Accidental Exposure to Chemical in Path Lab
- ADA Compliant Lavatory
- Equipment Closet (Water Pump for Dentistry, Electrical, Water, Sewerage, Etc.)
- Lobby/Waiting Room

Pulmonology and Sleep Specialty: 3 Room Sleep & Electroencephalography (EEG) Lab

- Electronically Monitored Access Control at the Entrance
- Sound Proof Removable Wall. In Daytime, it Can be Used for Out-Patient Procedure Lab, Such as Procedures for Varicose Vein with 225 Square Feet of Space
- Each Room is Equipped with Machineries Including Sleep & EEG Lab. One Can Have Simultaneously Supervised Sleep and EEG Studies
- Waiting Room

First Floor

Full Primary and Multi-Specialty Care Physician Practice

- Electronically Monitored Access Control at the Entrance Through Waiting Room, and at the Clinical Area (Only Patient to be Examined Can Access)
- Entrance Lobby Before Waiting Room Entrance
- Waiting Room with ADA Compliant 34 Chairs
- Two ADA Compliant Wheel-Chair Accommodation
- ADA Compliant Wheel-Chair Entrance in Waiting Room
- 7 Exam Rooms
- 1 Private Office
- 1 ADA Compliant Patient Lavatory
- 1 Staff Lavatory

Second Floor

3 Chair Dentistry Along with Electronically Monitored Access Control

- Panoramic X-Ray
- Sterilization Cabin
- Hygienist Room
- Doctor's Alcove/Office

64 Slice CT Scan

Upgradable to 128 slice. It is a 3 phase 480 Volt electrical connection. Siemens Perspective 64 Slice C/T (can be upgraded to 128 slice). All electrical, shielding and other improvements are in place to Siemens' specifications. At any point, if one decides to go ahead for imaging services, the equipment could be delivered from Siemens to the office within approximately ninety (90) days

X-Ray Room: a Multix Select DR Digital X-Ray system

Ultra Sonogram Unit

1 Lavatory

Business Office and/or Waiting Room

Third Floor

MRI Suite with 3 phase 480 Volt Electrical Connection

It has been built out to accommodate state-of-the-art medical equipment manufactured by Siemens, including a Siemens Amira MRI (1.5 Tesla, can be upgraded to 3.0 Tesla). All electrical, shielding, steel reinforcement and other improvements are in place to Siemens' specifications. At any point, if one decides to go ahead for imaging services, the equipment will be delivered from Siemens to the office within approximately ninety (90) days.

1.5 Tesla weighs about 8,000 to 9,000 lbs (about 97% places have this). 3.0 Tesla (about 3% cases, highest possible level MRI available) weighs 16,000-17,000 lbs. In future, there could be 4.0, 4.5, 5 Tesla machine. With that in mind, our MRI center is constructed to withstand 23,000 lbs.

Interventional Cardiology, Preventative Cardiology, Nuclear Cardiology (We Are A Licensed Center by NYC Department Of Health)

- Treadmill (Exercise Tolerance Test)
- Echocardiography
- Stress Echocardiography
- Nuclear Cardiology
- Venous Reflux
- ABI
- Lower Limb Arterial Doppler
- Lower Limb Venous Doppler
- Carotid Ultrasound
- ABD Aortic Aneurysm Us
- Renal Arterial Doppler
- 14 Day Monitoring

Interventional Pain Management (We Are A Licensed Center by NYC, Department of Health for Fluoroscopy)

Treatment for epidural injury in neck, mid, low back. Radiofrequency treatment. Facet joint injury. Injury in shoulder, elbow, wrist, hip, knee, ankle, Sacro-iliac joint, among others.

Waiting Room

Doctor's Private Office

2 Outside Terraces for Medical Staff to Have Lunch/Coffee Break, Etc.

Asking Price: \$7,500,000



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