



Middletown, New York  
**Westage Pavilion**  
75 Crystal Run Road

**NOW  
LEASING!**



- Class "A" space available
- Custom designed medical office space in 83,000 square foot building
- Generous fit-up allowance
- 485B Real Property Tax Incentive
- Less than 1 mile to ORMC's new hospital

**Ownership  
Opportunities  
For  
Physician  
Tenants**

*www.Westage.com*

**SITE NAME:** Westage Pavilion

**STATUS:** Rentable space available  
Ground Floor - 3,972 s.f.  
2nd Floor - 4,242 s.f.

**ADDRESS:** 75 Crystal Run Road  
Middletown, New York 10941  
*Adjacent to I-84 & Route 17*



**Recently  
Leased Over  
19,423 s.f.**

**PRACTICES/SERVICES:**

Westage Pavilion:

Hudson Valley Ambulatory Surgery ■ Orange Urgent Care  
Ray W. Moody, MD Breast Center ■ Hudson Valley ENT  
Stefan G. Chevalier, DO, PC - Plastic & Reconstructive Surgery  
Dr. Giudici, MD, MAR, PC, Internal Medicine & Psychiatry  
Catskill Orange Orthopaedics, PC ■ Bayshore Dental  
Medi-Fair Home Health Care Equipment ■ Ettinger Law  
Tri-State Eye

Orange Regional Medical Pavilion Additional Services:

Administrative Offices ■ Cancer Care ■ Cardiac Care  
Diabetes Treatment ■ Diagnostic Imaging ■ Dialysis  
Laboratory ■ Maternity/ OB-GYN ■ Nutrition Services  
Ambulatory Surgery

**AMMENITIES:**

2 Elevators—In main lobby ■ Convenient Parking  
Café ■ Handicap accessible ■ ATM ■ Vending  
Loading Dock