


**Building Features**

Lease Rate (psf)	\$14.00 NNN + CAM
CAM (psf)	\$4.50
Available Unit Size	1,250 - 6,000 sf
Year Built	2006
Zoning	CPD
Parcel ID#	33-45-24-00-00001.0010 34-45-24-22-00001.0001

**Property Highlights**

- Medical office space for lease with TI available (Gray shell space)
- Medical impact fees paid
- Less than a three (3) minute drive to Health Park & Golisano Children's Hospital on Bass Road
- Monument signage on Gladiolus Drive
- Covered parking offered
- Landlord to provide turn-key build-out for long-term and financially qualified tenant (Up to \$40 PSF)

**Available Spaces**

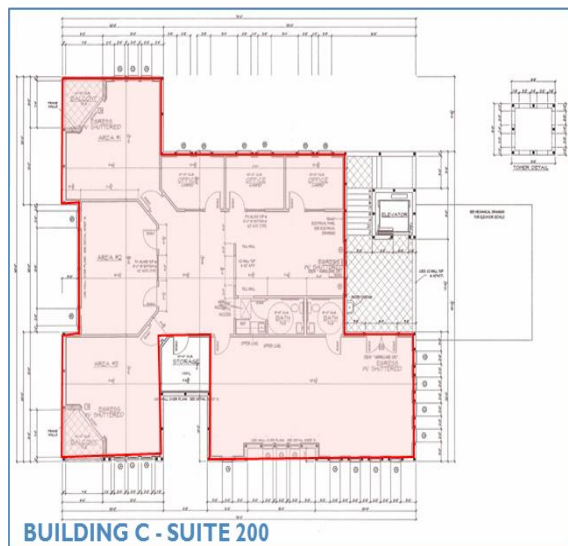
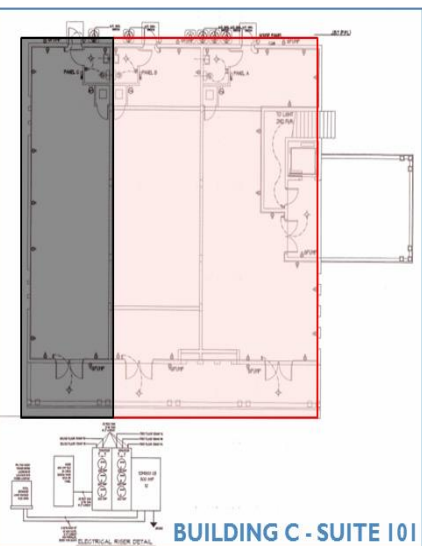
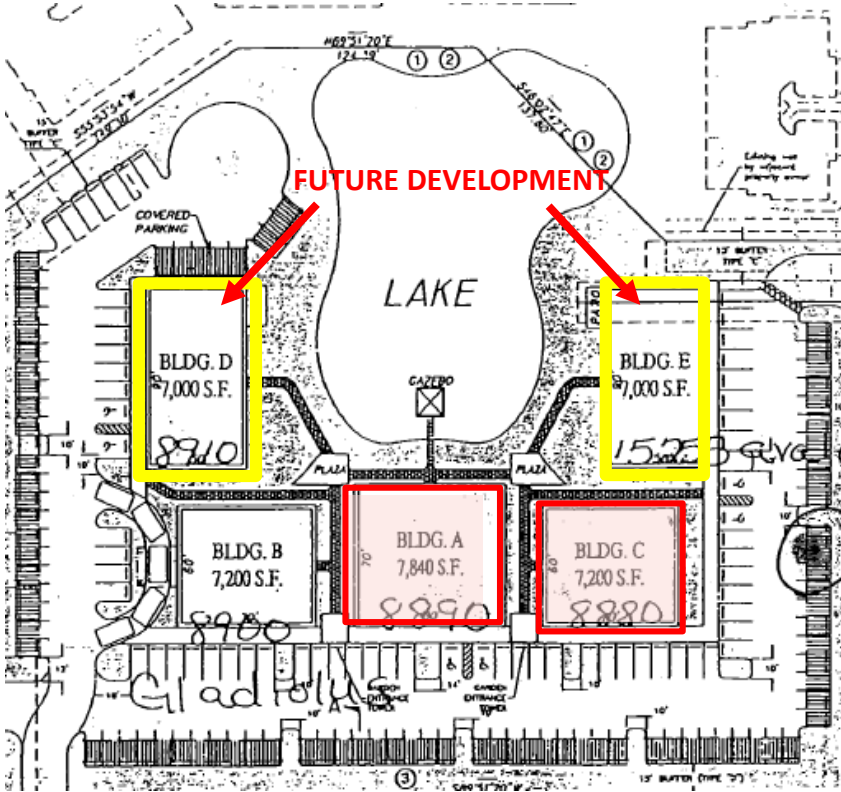
Building	Suite	Min - Max sf	Monthly Base Rent	Monthly CAM	Sales Tax	Monthly Total
Bldg. A/1st Floor	A-100	2,000 - 6,000	\$2,333.33-\$7,000	\$750-\$2,250	\$191.15-\$573.50	\$3,274.50-\$9,823.50
Bldg. C/1st Floor	C-101	1,250 - 2,500	\$1,458.33-\$2,917	\$468.75-\$937.50	\$119.48-\$238.98	\$2,046.56-\$4,093.48
Bldg. C/2nd Floor	C-200	3,000	\$3,500	\$1,125	\$286.75	\$4,911.75

For more information, please contact:

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**AVAILABLE**

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