

## Stonegate Office Park

8201-8207 Main Street Williamsville, NY, 14221

Professional, Medical and Dental Office Space



### Medical office leasing made simple.

- We have decades of experience building out medical space, so we can offer an efficient plan that saves you time and money, including:
  - Healthcare-rated electric lines
  - Bar sink with long-neck faucet, cabinetry and countertops in all exam rooms
  - R-11 insulation for exam room walls and RC channel for sound transmission
  - Durable vinyl composition tile (VCT) or laminate wood floor in exam rooms
  - Handicap accessible space
  - Separate staff and patient restrooms
- Our price includes consultation with the engineer, subcontractors and physicians
- We take care of all construction permitting and general contracting
- Everything is 100% transparent with no surprises or hidden costs
- Our simple lease documents save you legal fees

### Clear and simple pricing.

\$ 12.70 2020 Medical Base Rate

+ 4.30 NNN Expenses

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\$ 17.00 Total Annual per Square Foot

### Optional Extras

+ 0.50 End Units

### Included in your lease rate

- Turnkey standard interior buildout
- Private Entrance (24-hour access)
- High-efficiency, individually controlled HVAC 24/7
- Convenient, FREE parking
- Exterior signage

### Included in NNN expenses

- All taxes
- Water
- Property Insurance
- Common Area Maintenance (CAM)
  - Snowplowing and salting for parking lots
  - Lawn maintenance & landscaping
  - Garbage removal
  - Service and repair of heating and air conditioning units
  - All interior and exterior maintenance and repairs

Located on Main Street in Williamsville, this office park is located in a highly-desired area near shops and restaurants

- Restaurants like Brennan's, Salsarita's, CoreLife Eatery are a short drive away
- Shopping at Stein Mart, WalMart, BJ's and more is just a few miles from the park
- Seconds from Transit Road and 2 miles from the I-90 for easy access to downtown Buffalo and Canada, as well as suburbs like Clarence, Lancaster, and Cheektowaga.

Contact our Buffalo Office for more information about Stonegate Office Park or other locations in your area.