

## Office for Lease, starting at \$11.50 NNN

### Property Features:

- 3,706 SF Office Suite
- Quality end-cap space with windows on three sides
- Located in newer Office/Flex Park, easy access to I-86
- Excellent visibility on NYS Rt. 14. Close to Clemens Center Parkway.
- Multiple private offices, Conference room, Large bull-pen work area
- Quality office improvements throughout
- IT room
- Kitchenette
- 2 ADA restrooms
- Front & rear entrances and more:
  - Convenient and ample parking
  - Competitive Lease Rates
  - Professional and experienced landlord
  - Landlord willing to provide tenant specific improvements
  - Additional office & mixed-use office/warehouse/production spaces available
  - Lots of space configurations available, including access to loading docks & drive-in doors



For more information, contact:

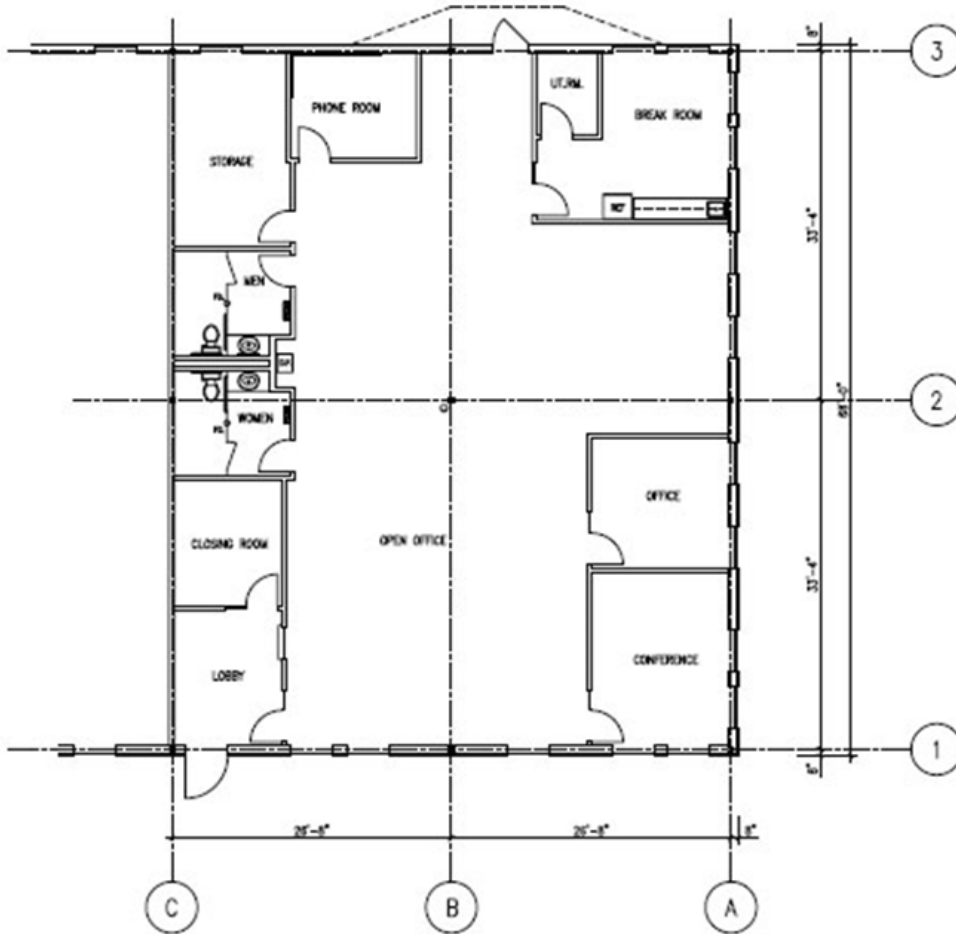
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1316 College Ave – FLOOR PLAN

