

## FOR LEASE 1316 College Ave Elmira, NY

## 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:

Ronald N. Panosian Associate Real Estate Broker 607 426-5282 rpanosian@pyramidbrokerage.com

8 Denison Parkway East, Suite 401 Corning, New York 14830 phone: +1 607 937 9720

pyramidbrokerage.com



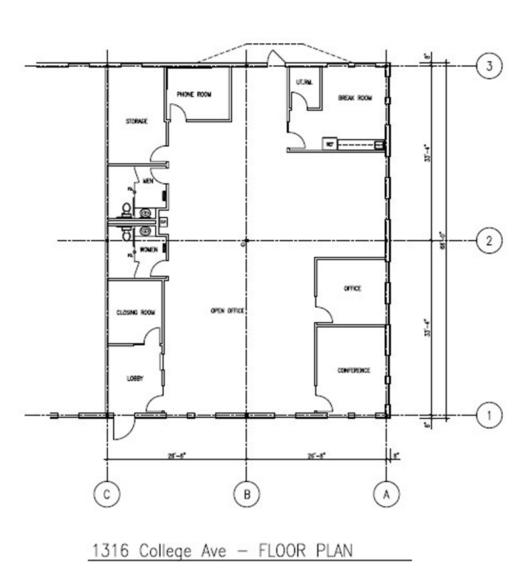


Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



FOR LEASE 1316 College Ave Elmira, NY







Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance Cushman & Wakefield Copyright 2015. No warrantly or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property ouncer(5). As applicable, we make no representation as to the condition of the property (or properties) in question.