

## Canal Landing Professional Park

95-105 Canal Landing Boulevard Greece, NY, 14626

Professional, Medical and Dental Office Space



### Professional office leasing made simple.

- We have over three decades of experience working with small business owners, physicians and dentists, so we understand your needs and will work closely with you to ensure you get the office space that works for you
- Everything is 100% transparent with no surprises or hidden costs
- Our simple lease documents save you legal fees
- We offer options to expand when you're ready
- Flexible leases are available to help you minimize your risk
- Existing space can often be ready within a week
- Building new space doesn't mean worrying about construction hassles - we handle the entire buildout so you can focus on your business

### Clear and simple pricing.

\$ 12.75 2020 Professional Base Rate

+ 5.20 NNN Expenses

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\$ 17.95 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

Surrounded by a walking path, this scenic office park is conveniently located just a few minutes from NY-390

- Shopping and dining within 3 miles at Greece Ridge Mall
- Park Ridge Hospital is just 3 miles away
- One mile from the bus stop at Long Pond & Canal Landing
- The airport is 10 miles away

Contact our Rochester Office for more information about Canal Landing Professional Park or other locations in your area.