

**FOR
SUBLEASE**

2388 Route 9

Malta, NY



FEATURES

- 4,067 square feet of modernly appointed clinical medical space
- Available for sublease as of June 1, 2024
- 28,036 rsf medical building with great business synergistic opportunities
- Ample parking in close proximity with easily accessible entrance drop off

**LOCATION &
AMENITIES**

- Conveniently located on Route 9 between I87 exits 11 and 12
- Ample eateries and retail services in close proximity

FOR MORE
INFORMATION
PLEASE
CONTACT

Kyle J. Bradley, CPA
NYS Licensed Associate Real Estate Broker
(518) 462-7491 x 107 office
(845) 325-1568 cell
kbradley@carrowrealestate.com

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ECONOMICS

- **\$16.88** per rsf per year for base rent increased 3% annually
- **\$7.45** per rsf per year for current CAM (Common Area Maintenance costs)
- **\$24.33** per sf year for combined base rent and CAM = **\$ 8,246** month
- Tenant pays own utilities and suite cleaning
- Financial opportunity from existing tenant sublease

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**CURRENT
TENANTS**

- OrthoNY
- Saratoga Physical Therapy Association
- Occupational Medicine
- Hanger Clinic

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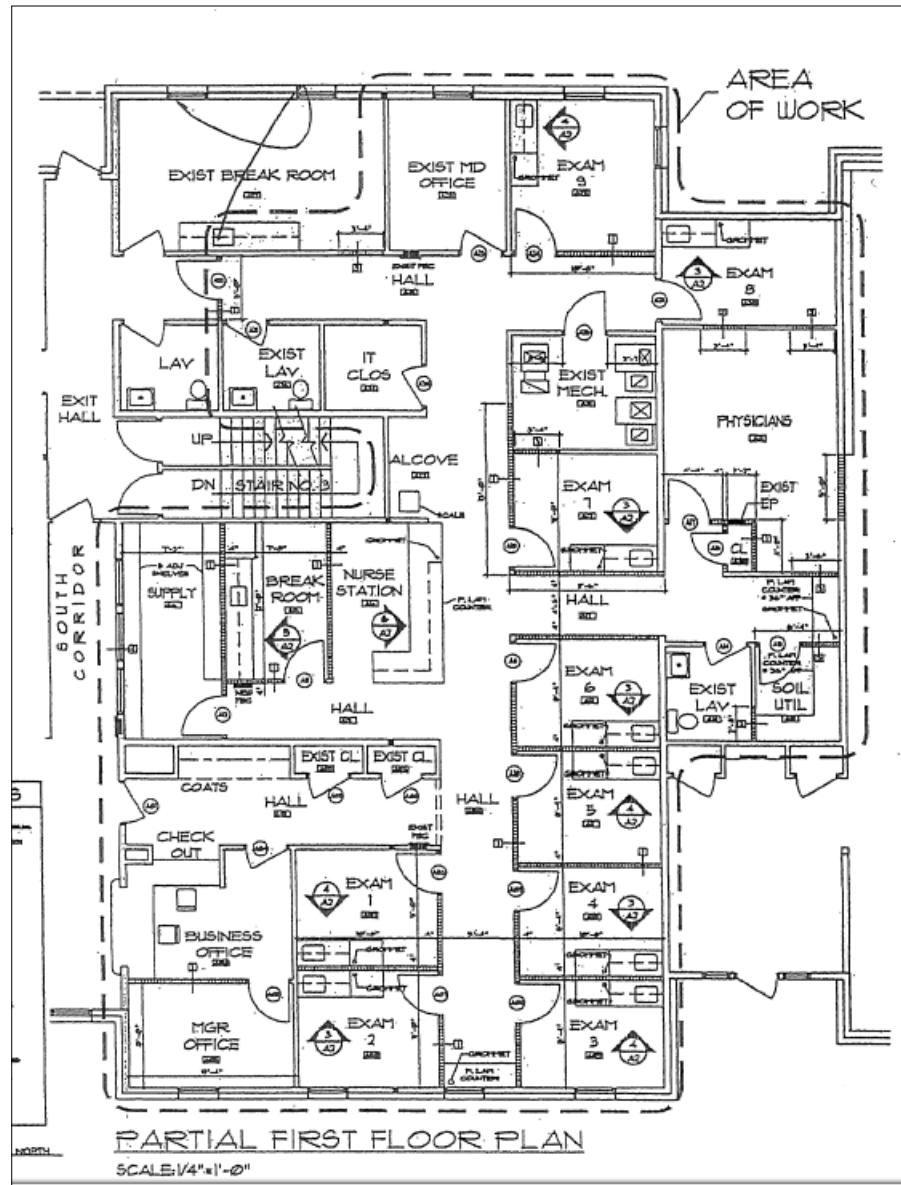
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FLOORPLAN



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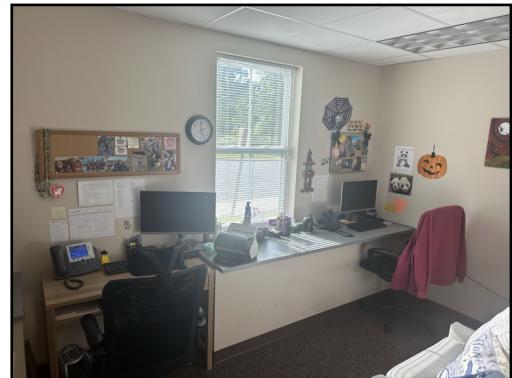
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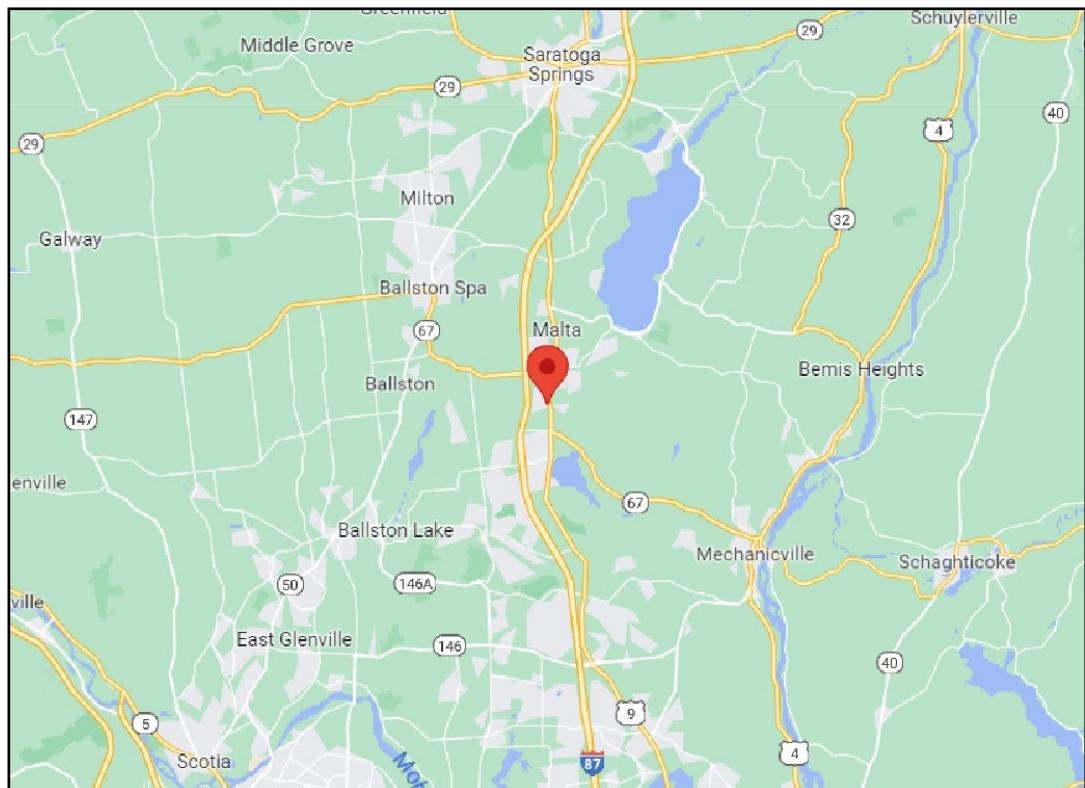
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MAP



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