

# Perinton Medical Center

Medical / Professional Office Space

800 Ayrault Road  
Perinton, New York 14450

1,350 Square Feet and 2,041 Square Feet Of First Floor Office Space



## Offering Overview

1,350 and 2,041 square feet of Class A office space in a convenient, east side location. The 2,041 square foot suite was most recently built out for use as a dental office, the suite is suitable for either continued use by a medical tenant or as professional office space. (Dental infrastructure: compressed air, plumbing, etc. remains in place.) Located near numerous amenities at Routes 31 & 250 with easy access to I-490.

## Offering Details

- + 1,350 Square Foot Suite
- + 2,041 Square Foot Suite
- + Lease Rate
  - Negotiable

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For Lease



# Property Overview

- + 1,350 & 2,041 Square Foot Suites
- + First floor space, immediately adjacent to lobby
- + Routes 31 & 250 with convenient access to I-490.
- + Dental tenant infrastructure (compressed air, water, etc.) in place.
- + Existing Floor Plan Includes: Reception Desk & Waiting Room  
Open Office Area, 2 Private Offices, Bathroom, Employee Lounge/  
Kitchenette, I.T. Closet, Xray Room, Records Room, Administrative  
Area.

## Contact Us

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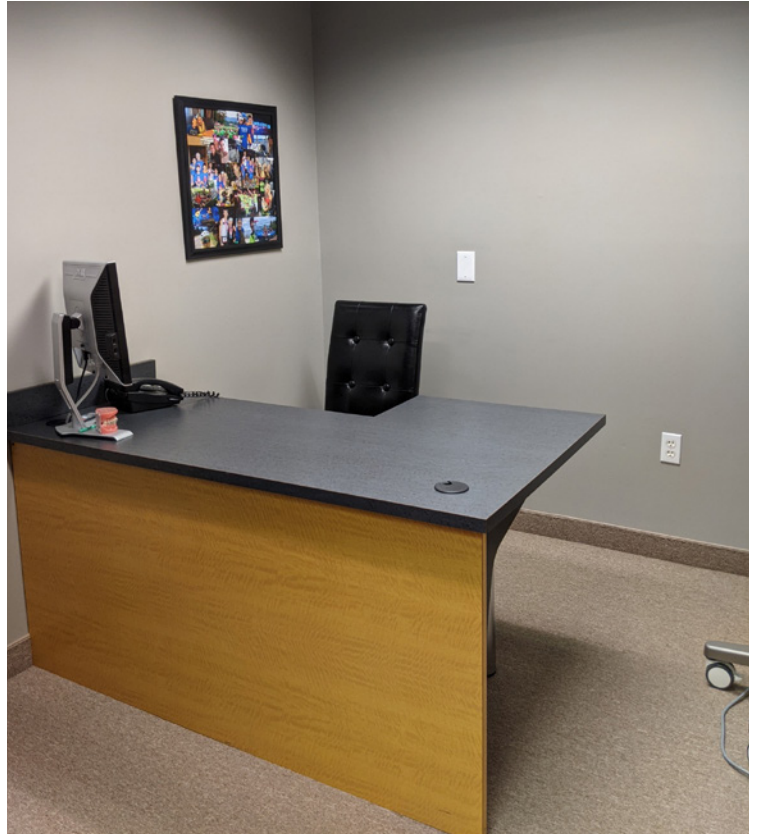
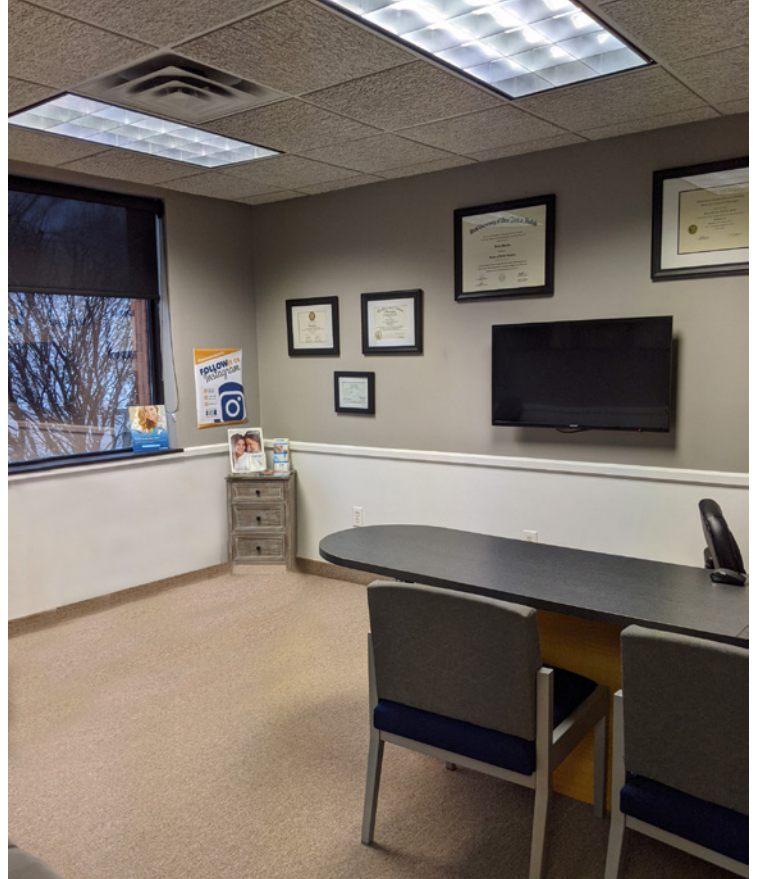
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# Medical/Professional Office Space

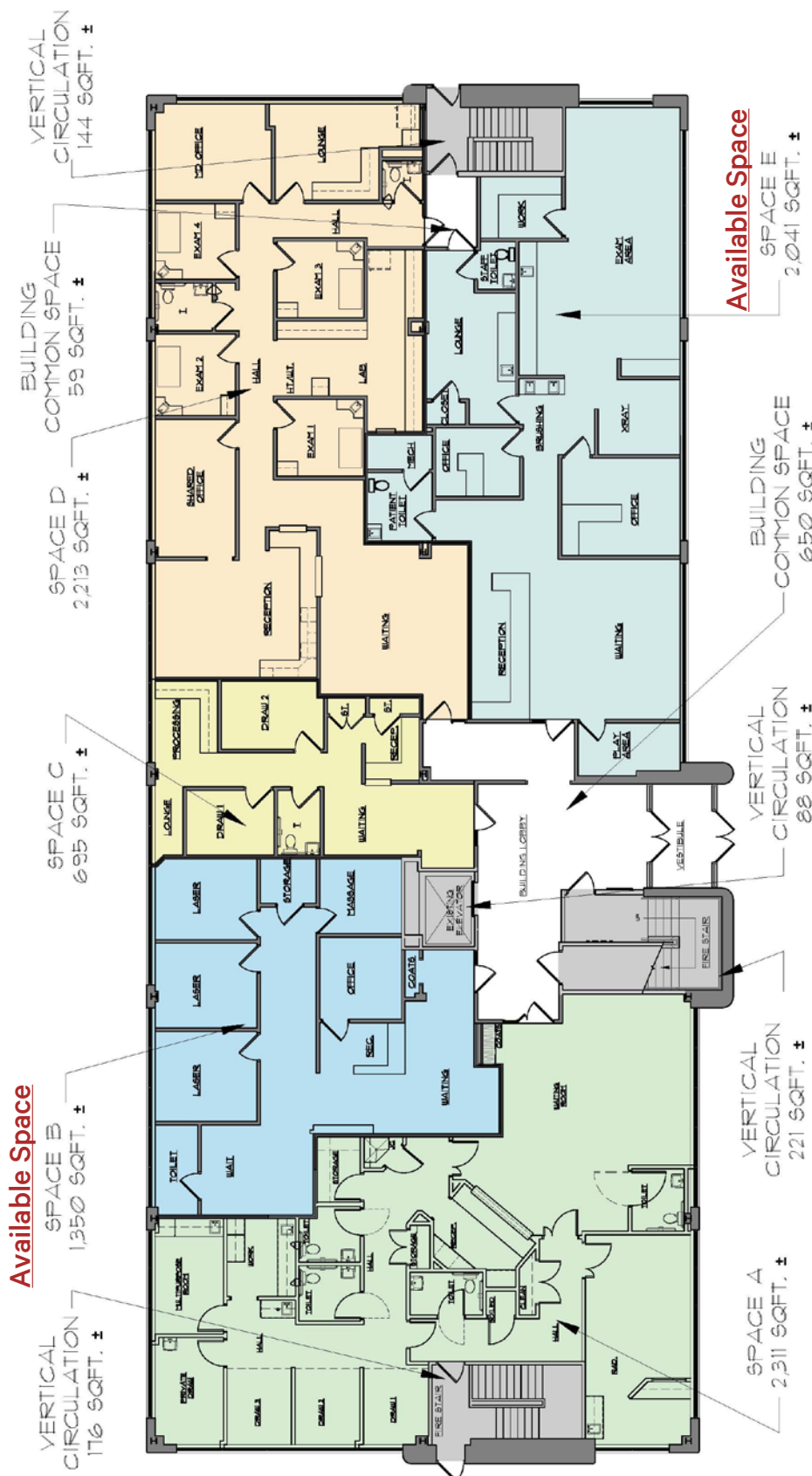
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# For Lease



## CBRE Upstate NY

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SPACE A:	2,311 SQFT. ±
SPACE B:	1,350 SQFT. ±
SPACE C:	695 SQFT. ±
SPACE D:	2,213 SQFT. ±
SPACE E:	2,041 SQFT. ±
VERTICAL CIRCULATION:	629 SQFT. ±
BLDG COMMON SPACE:	109 SQFT. ±
TOTAL:	9,948 SQFT. ±

**800 AYRAULT RD**  
**FIRST FLOOR**  
**12-8-15**

NOTES:  
 1. DIMENSIONS TAKE FROM INTERIOR FACE OF WALLS.  
 2. TOTAL DOESN'T INCLUDE THE EXTERIOR WALL SQFT.

