

Medical Office | For Lease

**CBRE Upstate NY**  
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# West Taft Medical Park

4820 W. Taft Road, Liverpool



Medical office suites available for lease in the West Taft Medical Park located on West Taft Road near the intersection at Bear Road. A highly visible property, in close proximity to Wegmans, Parkrose Estates, and the Elderwood Rehabilitation facility in Liverpool, with an average daily traffic count of 12,678.

Some nearby amenities include: T-Mobile, Wegmans, Core Life Eatery, Sunoco, Chuck Hafner's Farmer's Market and Restaurant, Walgreens, M&T Bank, Bruggers Bagels, Dunkin' and Speedway.

**Property Highlights**

- + 51,380 SF medical office building located in a park-like setting
- + Built-in referral network within building
- + Portico for patient drop off and pick up
- + Excellent window lines within tenant spaces
- + Great proximity to I-90 (New York State Thruway)
- + Ample parking with great access to building entrances (+/- 230 spaces)
- + New onsite cafe opened in March 2026: West Taft Café
- + Building is ADA accessible
- + Elevator in building



Suites	Available RSF
201	2,124
205	2,393
208	3,631
<b>* Suites 201 and 205</b>	<b>Contiguous total: 4,517</b>

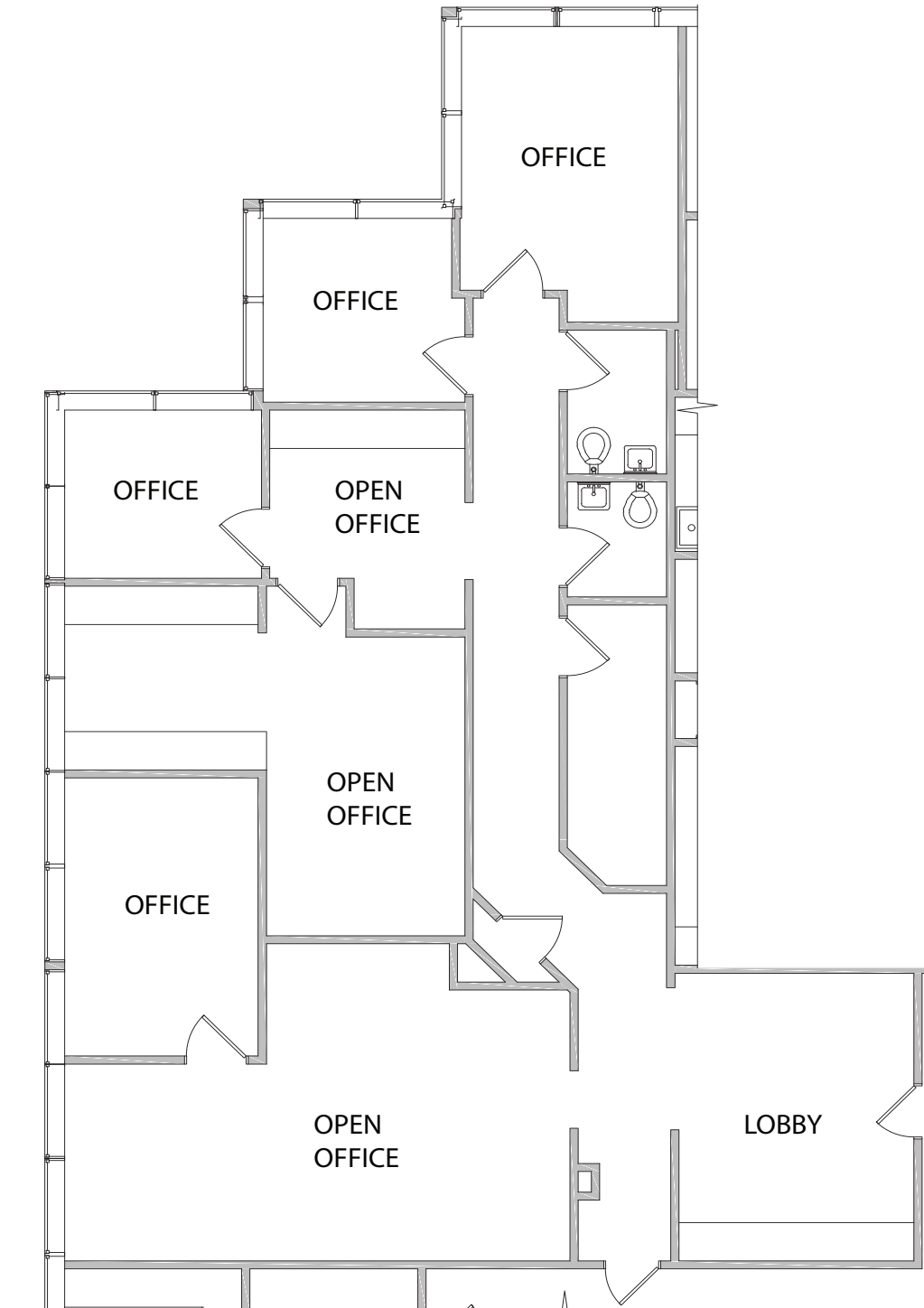
**Other Tenants in Building**

Suite	Tenant
101	Joseph Tutor, DDS
102	Victoria Dashley, DDS
102/112	Maxillofac Prosthodontics
108	West Taft Family Care
109	Oral & Maxillofacial Surgery
200	Quest Diagnostics
202	Lifespan Speech & Swallowing Services
209	SJH Cardiology Associates
214	Modern Endodontic Specialists



**Suite 201 - 2,124 RSF**

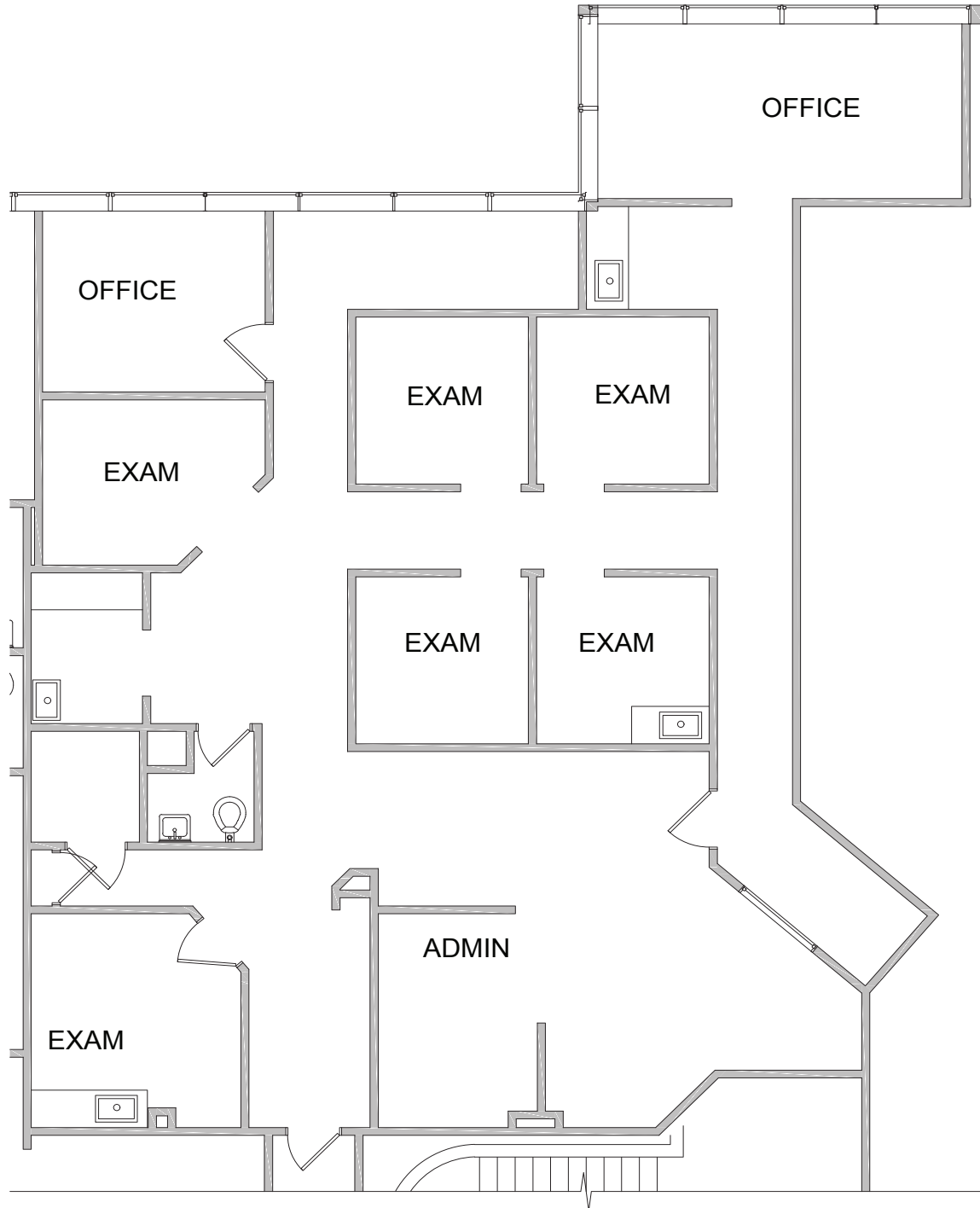
*\*Suites 201 and 205 are contiguous.*



LEVEL 2 SUITE 201 RENTABLE SQUARE FOOTAGE = 2,124 SF

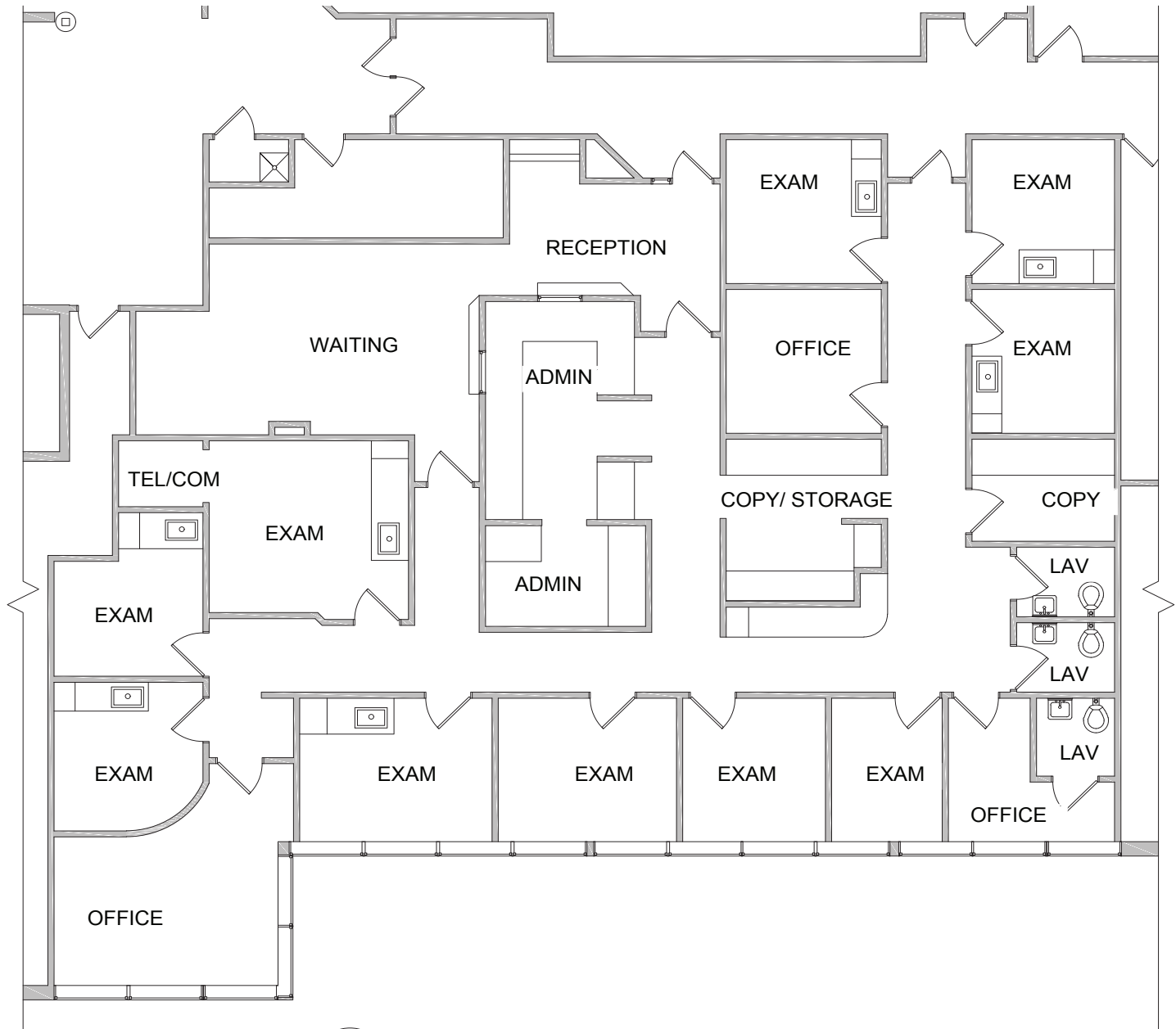
**Suite 205 - 2,393 RSF**

*\*Suites 201 and 205 are contiguous.*

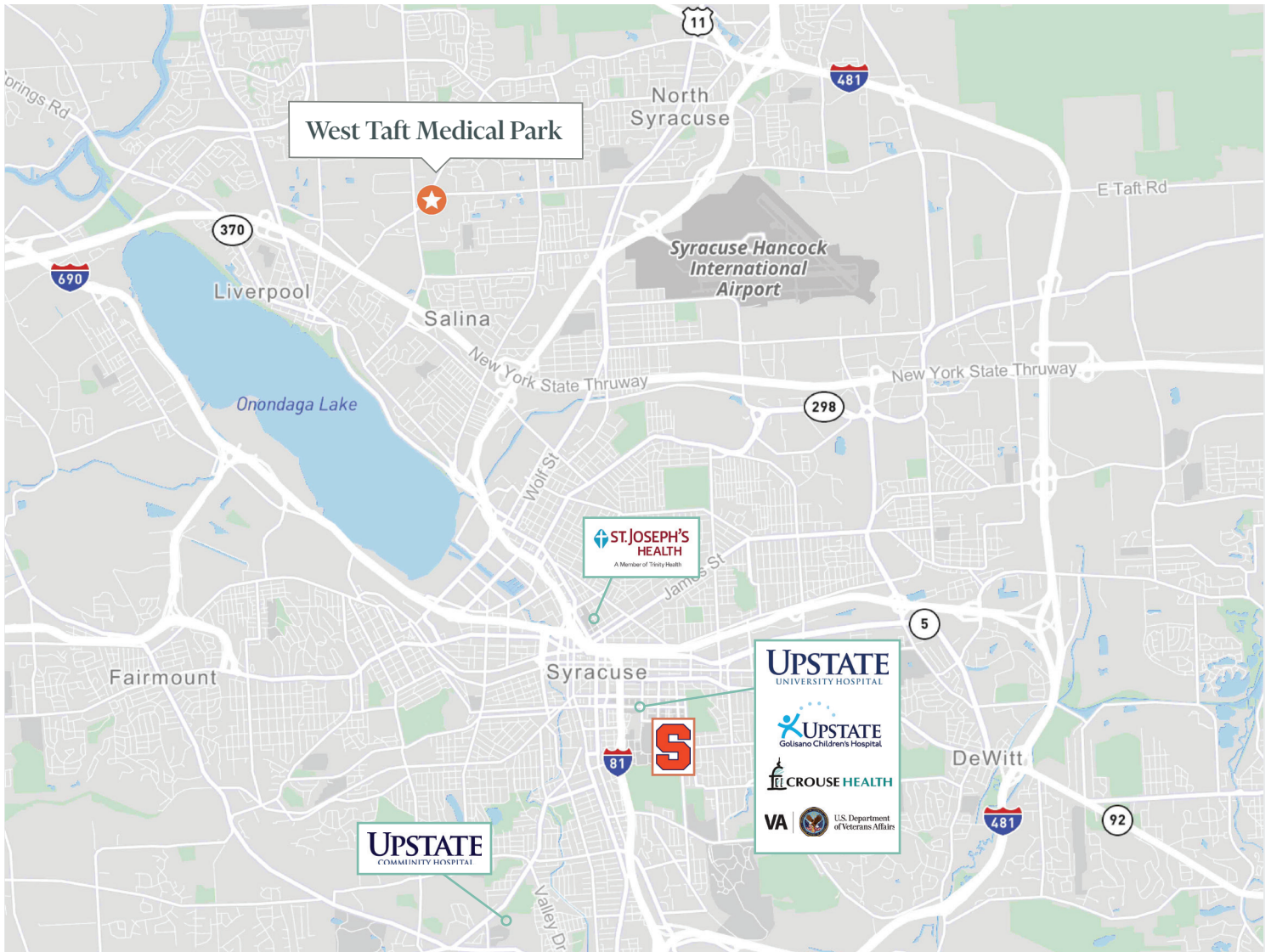


2 LEVEL 2 SUITE 205 RENTABLE SQUARE FOOTAGE = 2,393 SF

## Suite 208 - 3,631 RSF



2 LEVEL 2 SUITE 208 RENTABLE SQUARE FOOTAGE = 3,631 SF



Area Demographics	.5 mi.	1 mi	3 mi.
Total Population	2,157	8,092	57,493
Avg. Household Income	\$80,207	\$85,081	\$94,699
Housing Units	1,105	4,190	27,321

## Contact Us

**Cory LaDuke, SIOR**  
 Lic. Associate Real Estate Broker  
 +1 315 422 4200 x 321  
 cory.laduke@cbre-syr.com

**CBRE Upstate NY**  
 500 Plum Street, Suite 402  
 Syracuse, New York 13204  
 +1 315 422 4200

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