

# FOR LEASE - MEDICAL & OFFICE SPACE

77 & 81 Miller Road, Schodack, New York 12033



## Property Overview

The Village at Miller Road is a highly recognized, multi-faceted business park consisting of two multi-tenanted buildings along with a Mobil Gas Station, Stewart's Express and Broadview Credit Union. A Comfort Inn & Suites is located on the adjacent property. The office buildings were built in 2002 and parking is extensive with capacity of 100+ vehicles. Both buildings are two-story and have passenger elevators. Zoning is PD-1 and the long-standing tenants are a mix of medical, wellness and general office. A new hiking trail runs near the perimeter of the property.

James "Jay" Verro, CCIM | Associate Broker  
+1 518 369 5048 | +1 518 465 1400 ext. 214 | jverro@ccim.net

## OFFERING SUMMARY

### 77 Miller Road

Space 1: ±1,000 RSF Office  
For Lease at: \$1,330/month  
+ utilities & janitorial

Space 2: ±1,157 RSF Medical  
For Lease at: \$1,696/month  
+ utilities & janitorial

### 81 Miller Road

Available: ±4,200 RSF Office  
For Lease at: \$5,582.50/month  
+ utilities & janitorial

Zoning: PD-1  
Parcel: 1.05  
Stories: 2  
Elevators: 1 (Passenger)  
Parking: 100  
Ceiling Height: ±9'  
Water: Municipal  
Heat: GHA  
Construction: Frame  
Roof: Shingle  
Year Built: 2002  
Condition: Very Good

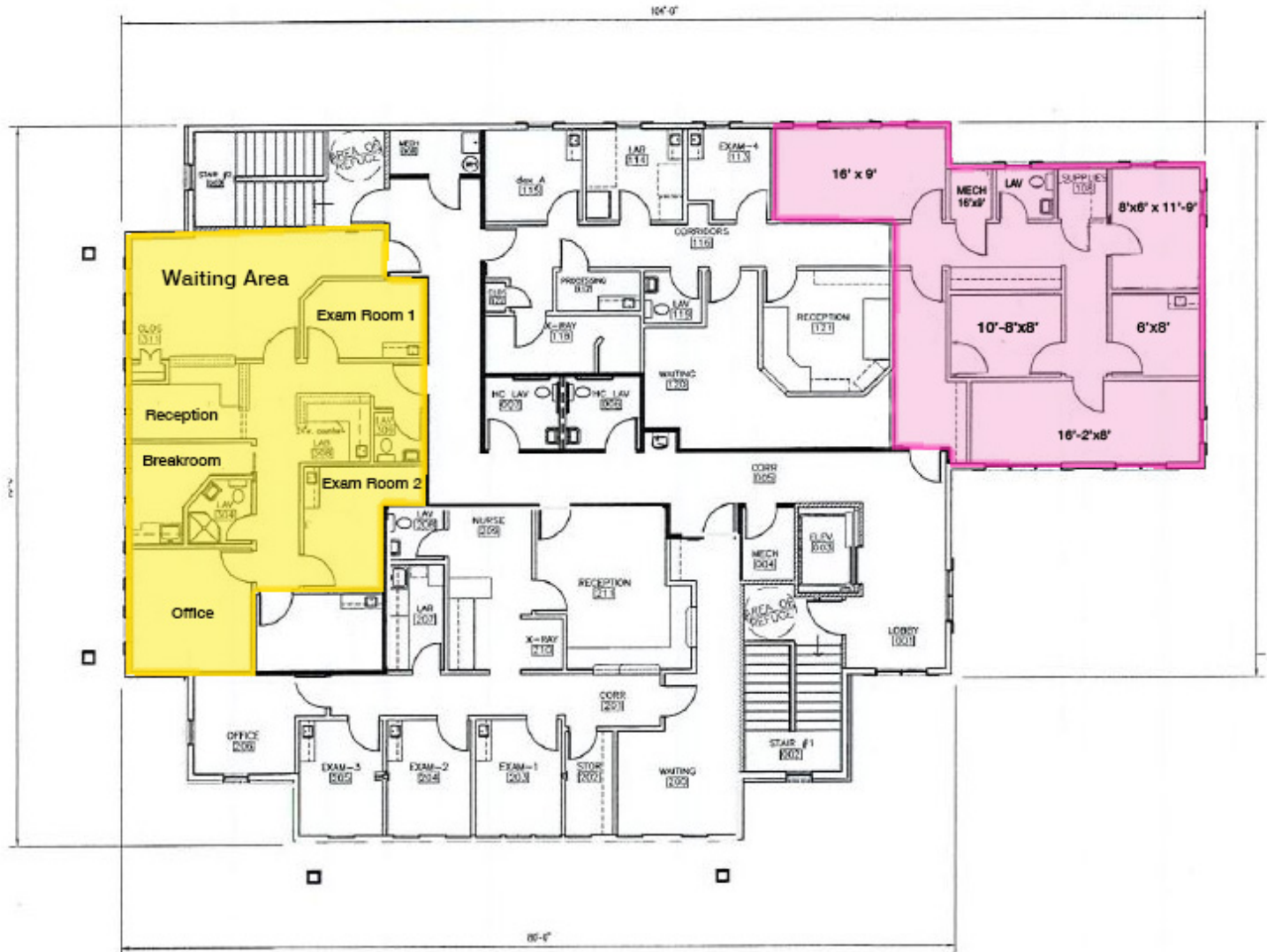


# FOR LEASE - MEDICAL & OFFICE SPACE

77 & 81 Miller Road, Schodack, New York 12033



## 77 MILLER ROAD



**Type:** Medical  
**Total SF:** ±1,157 RSF  
**Lease Price:** \$1,696 /month  
 + utilities & janitorial

**Type:** Office  
**Total SF:** ±1,000 RSF  
**Lease Price:** \$1,330 /month  
 + utilities & janitorial

- Two exam rooms with sinks and large office
- Two in-suite bathrooms, one with shower
- Waiting room, reception area and breakroom

- Three windowed offices, storage and break area
- In-suite bathroom

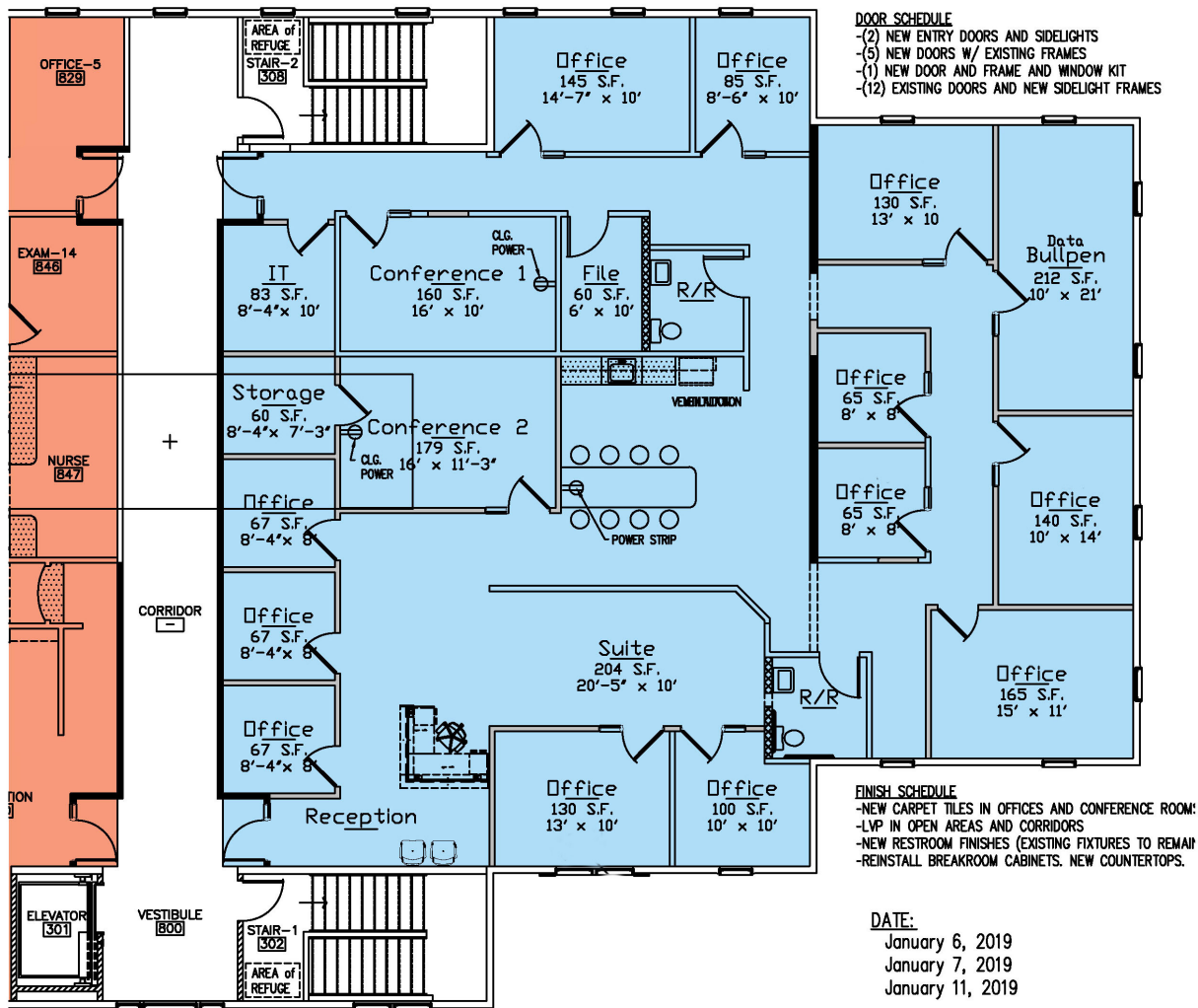


# FOR LEASE - MEDICAL & OFFICE SPACE

77 & 81 Miller Road, Schodack, New York 12033



## 81 MILLER ROAD



	Type:	Office
	Total SF:	±4,200 RSF
	Lease Price:	\$5,582.50/month + utilities & janitorial

- Entire space recently renovated
- Twelve offices; nine with windows
- Two conference rooms, large bullpen area
- Waiting room, reception area and breakroom



# FOR LEASE - MEDICAL & OFFICE SPACE

77 & 81 Miller Road, Schodack, New York 12033



## AERIAL



James "Jay" Verro, CCIM | Associate Broker  
+1 518 369 5048 | +1 518 465 1400 ext. 214 | jverro@ccim.net

