

COMMERCIAL LEASE

OAKRIDGE BUSINESS SUITES



10 SHENANDOAH
SARATOGA SPRINGS, NY

2000/2400 SF

PRICE: \$12 /12.50 PER SF MONTHLY
READY TO OCCUPY NOVEMBER 2026



Meghan O'Connor
Call / text : 315.378.7710

Real Estate Associate Broker
38 High rock Ave, Saratoga Springs, NY

kwPLATFORM
"Each Office Is Independently Owned and Operated"



SITE OVERVIEW

- 5 Units Available
- Brand-new flex spaces: 2,000/2,400 SF
- Community loading dock
- Private restroom
- 14' x 14' overhead doors
- Floor drain
- 3-phase power
- 16'+ clear ceiling heights
- Electric Heat and Ductless AC
- Mezzanine expansion potential
- Ample parking
- Exterior security
- Triple Net (Estimated \$4.25)

LOCATION

Seven Minutes off exit 11 & 12 by Global Foundries



PRICING

Unit	Square Feet	Garage Doors	Price	Estimated Monthly Common
101	2,400 SF	2	\$2,500.00	\$850
102	2,400 SF	2	\$2,500.00	\$850
103	2,000 SF	1	\$2,000.00	\$708
104	2,000 SF	1	\$2,000.00	\$708
105	2,400 SF	1	\$2,500.00	\$850

*Based on an annual common area per sf rate fo \$4.25

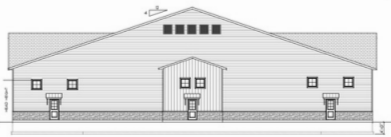
SITE PLANS



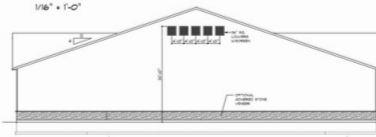
EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

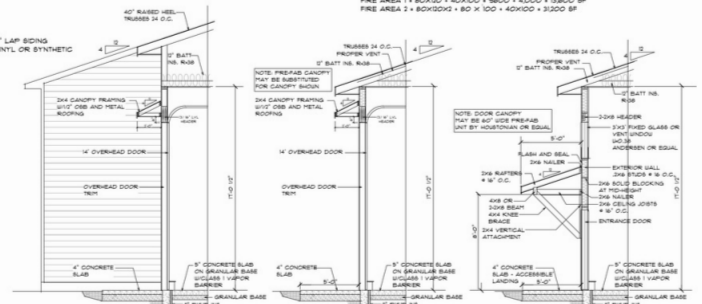


TYPICAL LARGE SCALE
EAST OR WEST ELEVATIONS



BUILDING HEIGHT AND AREA CODE ANALYSIS

- 301 - OCCUPANCY CLASSIFICATION: B-BUSINESS W/ ACCESSORY STORAGE D1.1.1
- BUILDING TO HAVE NFPA 13 SPRINKLER SYSTEM B06.2.1
- BUILDING TO BE FULLY ACCESSIBLE WITH MINIMUM 20 FEET CLEARANCE AT PERIMETER B06.2.1
- B04.3 - ALLOWABLE BUILDING HEIGHT - 11 FEET - 10 FEET ACTUAL BUILDING HEIGHT 21 B04.3
- B04.4 - ALLOWABLE BUILDING HEIGHT - 11 FEET - 10 FEET ACTUAL BUILDING HEIGHT - 11 FEET
- B05.2 - MEZZANINES - LIMITED TO 33% OF THE CONTAINING SPACE + 2400 SF SPACE - 800 SF MEZZANINE ALLOWED + 2000 SF SPACE - 640 SF MEZZANINE ALLOWED
- B06.2.2 - SINGLE STORY - BUSINESS OCCUPANCY BUILDING AREA - FORMULA ALLOWABLE AREA = 41,190 X 11 B-BUSINESS TABULAR UNIT 13 SPRINKLER + 36,000 SF B-BUSINESS NS TABULAR + 5,000 SF ALLOWABLE BUILDING AREA = 36,000 SF + 1,75 X 10,000 36,000 SF + 6,750 SF = 42,750 SF
- ACTUAL BUILDING AREA = 44,800 SF (FIREWALL REQUIRED)
- FIRE AREA 1 = 80X100 + 40X100 + 1600 + 4,000 + 3,600 SF
- FIRE AREA 2 = 80X100 + 80 X 100 + 40X100 + 3,300 SF



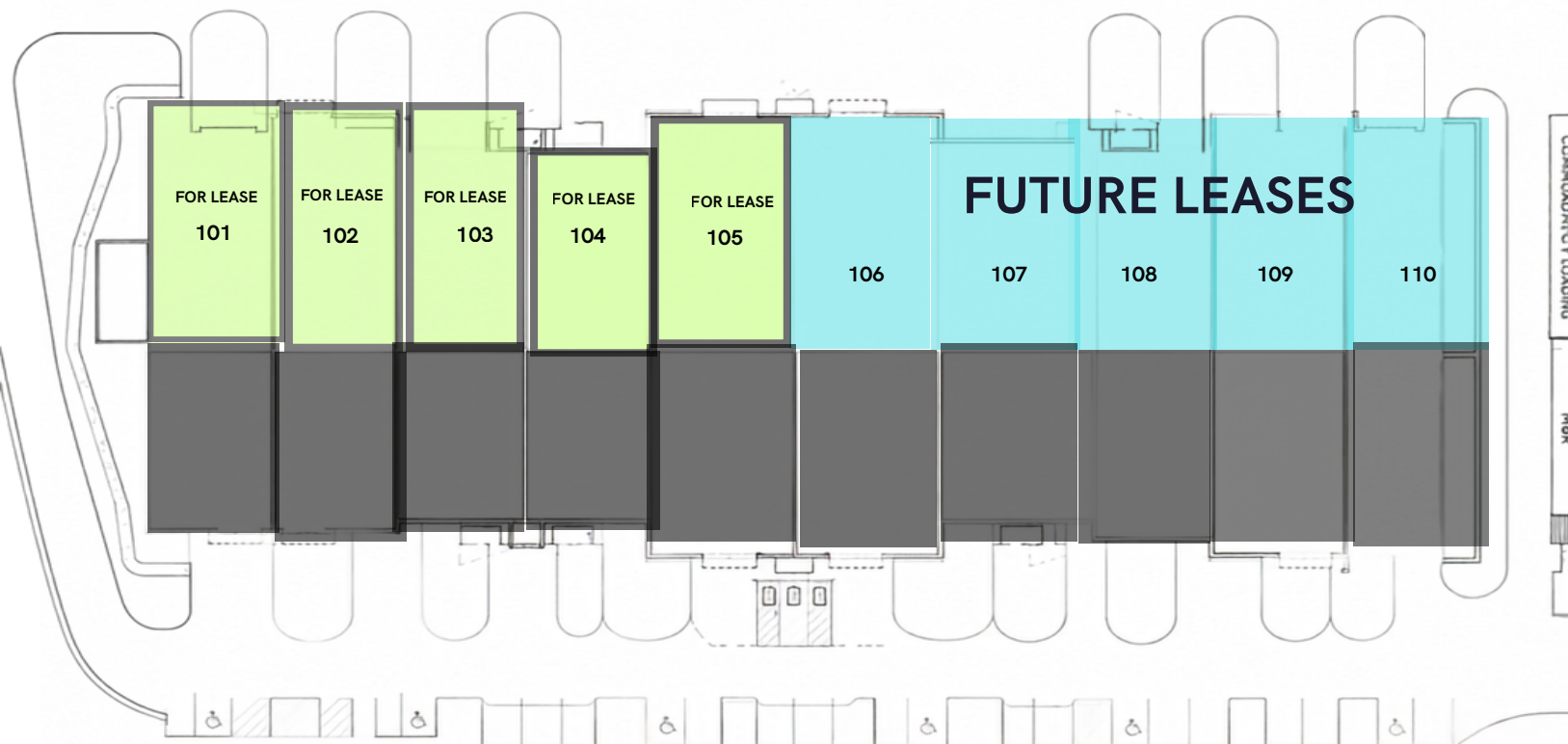
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DRAWN BY: W. R. SCOTT
SCALE: 1/8" = 1'-0"
DATE: OCTOBER 2020

PROJECT LOCATION:
1000 LAKESHORE BLVD.
ROCKY HILL, CT 06067

SHENANDOAH BUSINESS SUITES
DRAWING NO. A-1

OAKRIDGE BUSINESS SUITES



This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made until an offering plan is filed with the New York State Department of Law. This advertisement is made pursuant to Cooperative Policy Statement #1, issued by the New York State Department of Law.