

# 1630 MAPLE RD

1630 Maple Rd  
Buffalo, NY 14221



## PROPERTY DESCRIPTION

1,400 SF medical office suite in a multitenant building with ample parking.

Located next to Millard Fillmore Suburban Hospital with excellent exposure to the 23,000+ vehicles driving on Maple Road daily.

## LOCATION DESCRIPTION

Closest medical office building to Millard Fillmore suburban Hospital. ACR accredited lab site. X-Ray room, imaging suites. No loss factor. Suitable for any medical user requiring high visibility and proximity to the hospital. Outstanding opportunity for plastic surgeon, aesthetic dentistry, or any medical practice.

## PROPERTY HIGHLIGHTS

- NNN are \$9.69
- 480Y/277V 3 Phase, 4 wire power
- ACR accredited lab site
- Closest office space to Millard Fillmore

## OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Number of Units:	4
Available SF:	1,400 SF



**Joseph Jacobi Jr.**

716.863.7731 | joe@donovanres.com

460 East Ave, Rochester, NY 14607

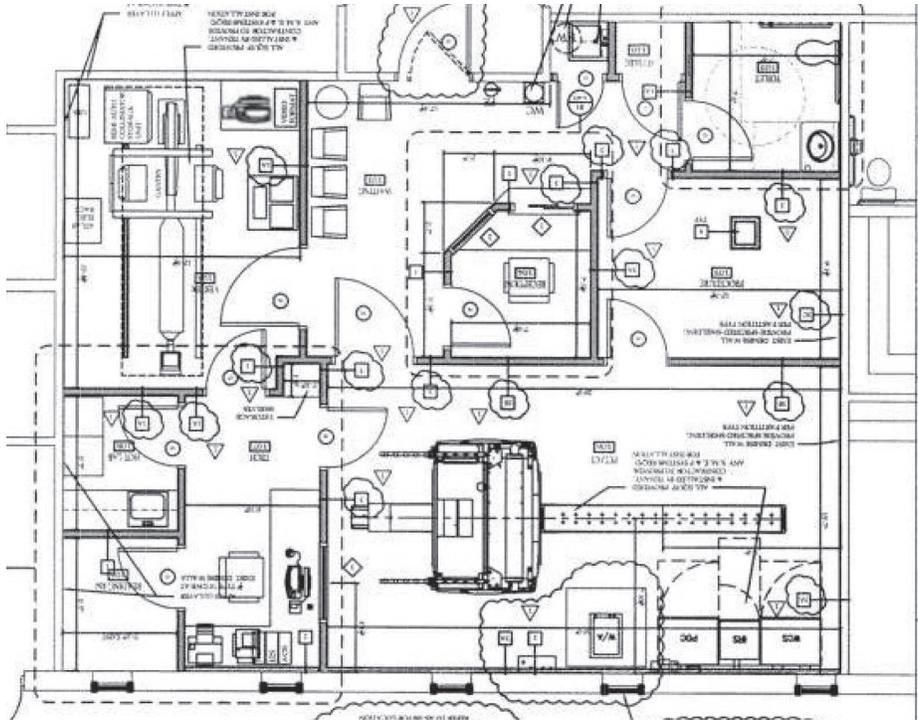
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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,400 SF	Lease Rate:	\$17.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Available Space	Available	1,400 SF	NNN	\$17.00 SF/yr	NNN are \$9.69/SF



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Lobby/Reception area



Large open room for equipment or care



Large open room for equipment or care



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Technician area



3 Phase / 4 Wire Power



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