



**HIGH VISIBILITY
PRIME LOCATION**

**PROFESSIONAL PROPERTY
MANAGEMENT TEAM**

**ABUNDANT PARKING WITH FRONT
AND BACK ENTRANCES**

2 EMMA LANE CLIFTON PARK NY 12065



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2 Emma Lane is a one-story 4,800 sf located off Route 146 in Clifton Park, NY

Within well maintained Emma Lane Professional Park

Now available is 4,800 sf, can be used as medical, office, or multi-space purpose



Ample parking for staff
and patients/clients

Front and back entrances

Easy access to I-87, near
Clifton Park corridor, with
abundant shopping and
restaurants nearby



Beautifully maintained
space with plenty of
private exam and consult
rooms

\$23.00 sf per year for
base rent NNN

Tenant pays pro rata
share of CAM, own
utilities, and suite
cleaning



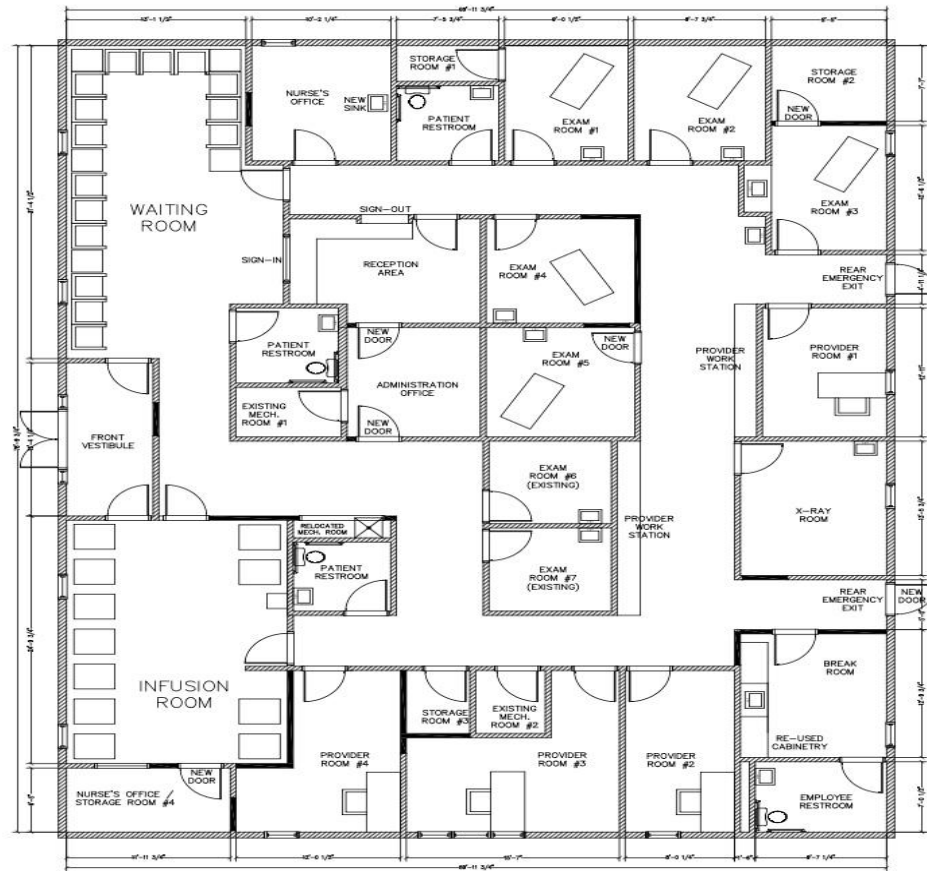


Prime location-Ideal for growing businesses

Come join other fantastic tenants in Emma Lane Professional Park:



- Physical Therapy
- Physical Medicine and Rehab
- Allergy Medicine
- Psychiatry Medicine



EX-1

EXISTING FLOOR PLAN

DATE: 1/10/2013
DRAWN: [signature]
REVISION:

NOT TO SCALE
ALL DIMENSIONS ARE IN FEET AND INCHES
UNLESS OTHERWISE SPECIFIED
A DIMENSION OF 1/2" SHALL BE USED
UNLESS OTHERWISE SPECIFIED
DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED



AVAILABLE SPACE
2 EMMA LANE
CLIFTON PARK, NEW YORK 12065

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