

**FOR
LEASE**

2 EMMA LANE

CLIFTON PARK, NY 12065

CLASS A MEDICAL OFFICE SPACE



+/- 4,800 SF TURNKEY MEDICAL OFFICE SPACE

LOCATED IN HIGHLY DESIRED EMMA LANE OFFICE PARK
INCLUDES SEVEN (7) EXAM ROOMS, FOUR (4) CONSULTATION ROOMS,
INFUSION ROOM, NURSES OFFICE, AND X-RAY ROOM
CENTRALLY LOCATED IN CLIFTON PARK BUSINESS DISTRICT
PROFESSIONAL OFFICE PARK OFFERS GREAT SYNERGIES
CONVENIENTLY LOCATED BETWEEN I-87 EXITS 9 AND 10
AMPLE ON SITE PARKING
IDEAL FOR BOTH MEDICAL AND TRADITIONAL OFFICE USERS
SURROUNDED BY NUMEROUS DINING AND SHOPPING AMENITIES
PROACTIVE AND PROFESSIONAL PROPERTY MANAGEMENT

FOR MORE
INFORMATION
PLEASE
CONTACT

KYLE J. BRADLEY, CPA
NYS Licensed Associate Real Estate Broker
(845) 325-1568 mobile
KBradley@CarrowRealEstate.com

FOR LEASE
\$9,200 NNN PER MONTH
(\$23.00 NNN PSF)
NET CHARGES ARE ESTIMATED AT +/- \$7.42 PSF



Adding Value Through Professional Real Estate Services

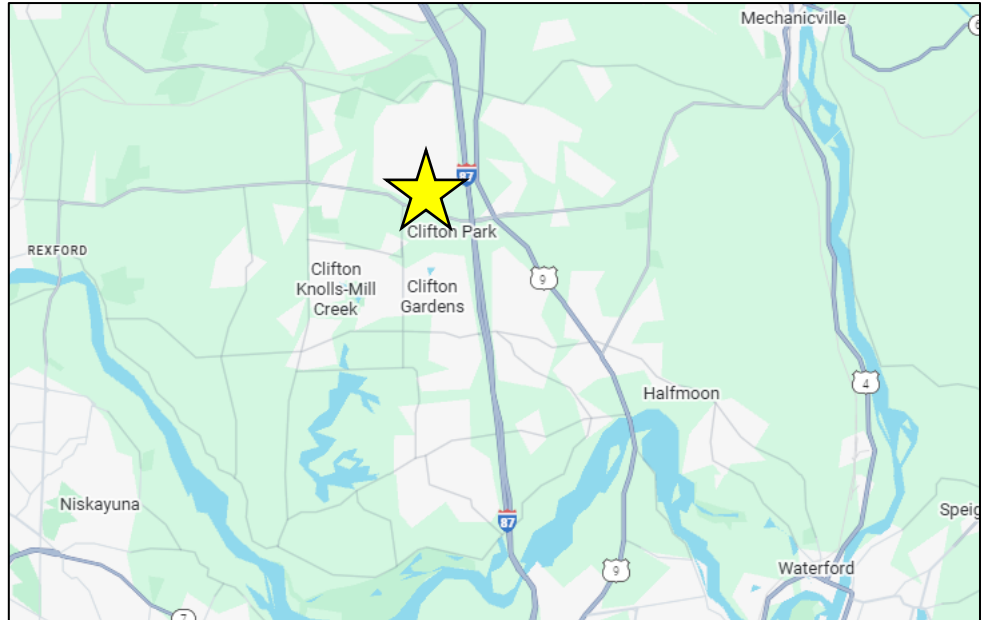
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readers are advised to investigate and verify same prior to entering into a transaction.

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LOCATION



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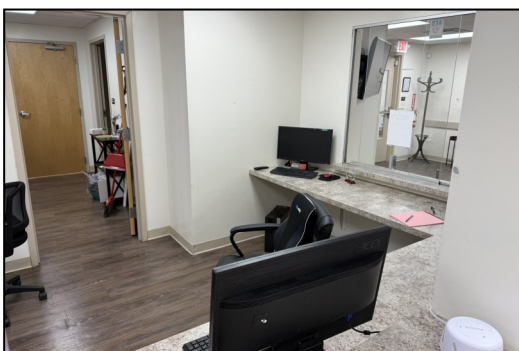
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PHOTOS



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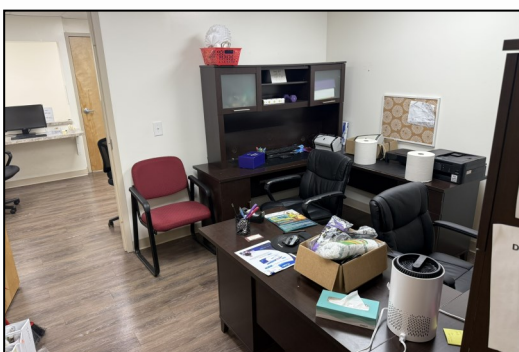
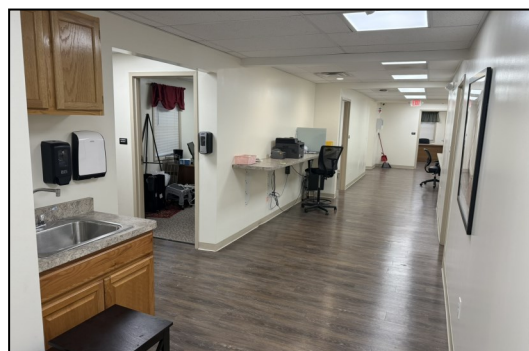
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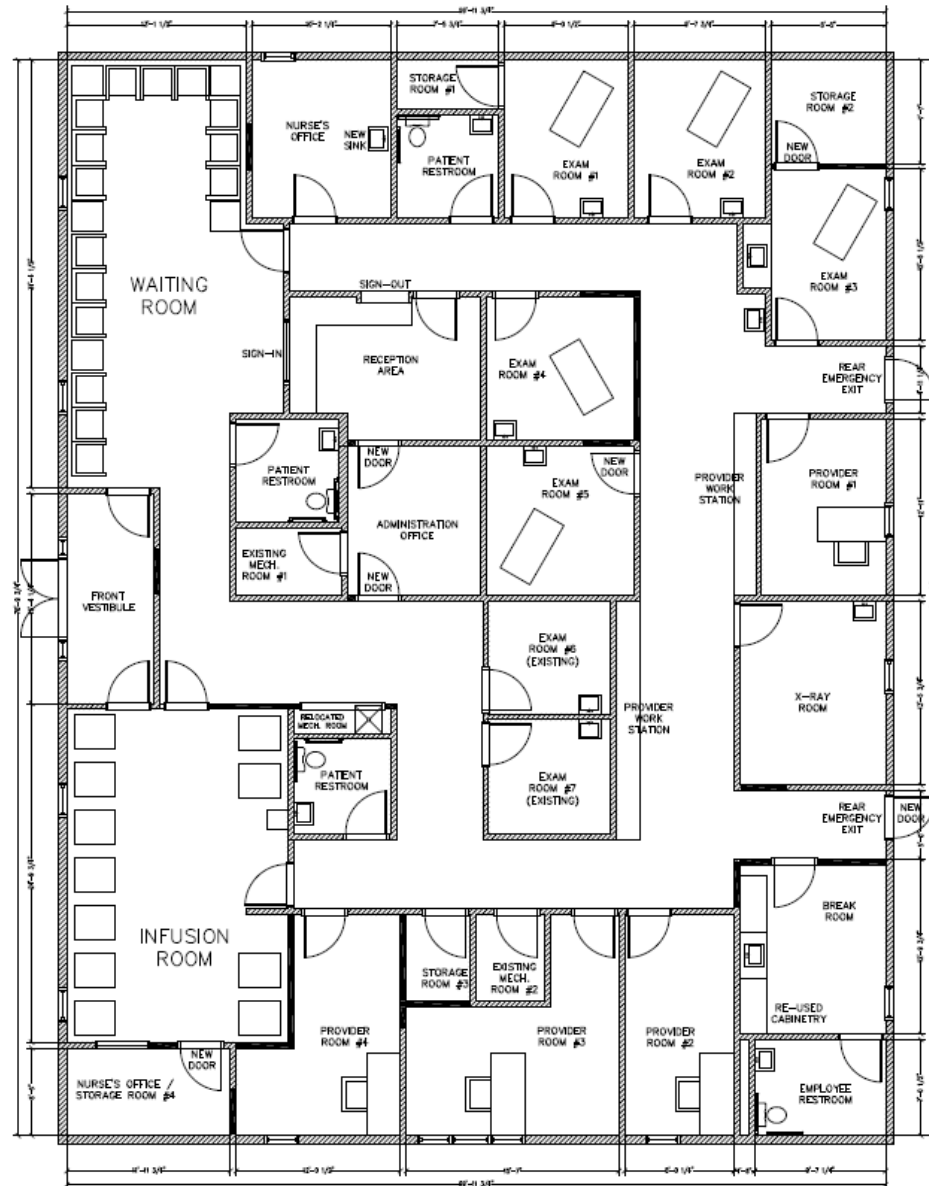
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FLOORPLAN



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