

COMMERCIAL LEASE

OAKRIDGE BUSINESS SUITES



10 SHENANDOAH
SARATOGA SPRINGS, NY

2000/2400 SF

PRICE: \$12 /12.50 PER SF MONTHLY

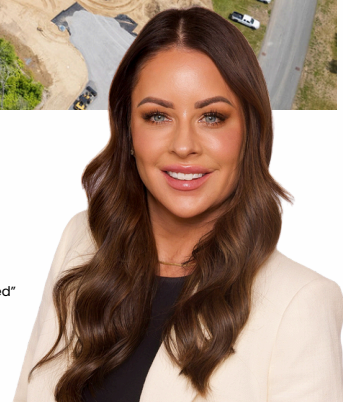


Meghan O'Connor
call / text : 315.378.7710
Real Estate Associate Broker
(o) 518-724-5800
38 High rock Ave, Saratoga Springs, NY

kwPLATFORM

"Each Office is Independently Owned and Operated"

MARKED
BY *meghan*



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

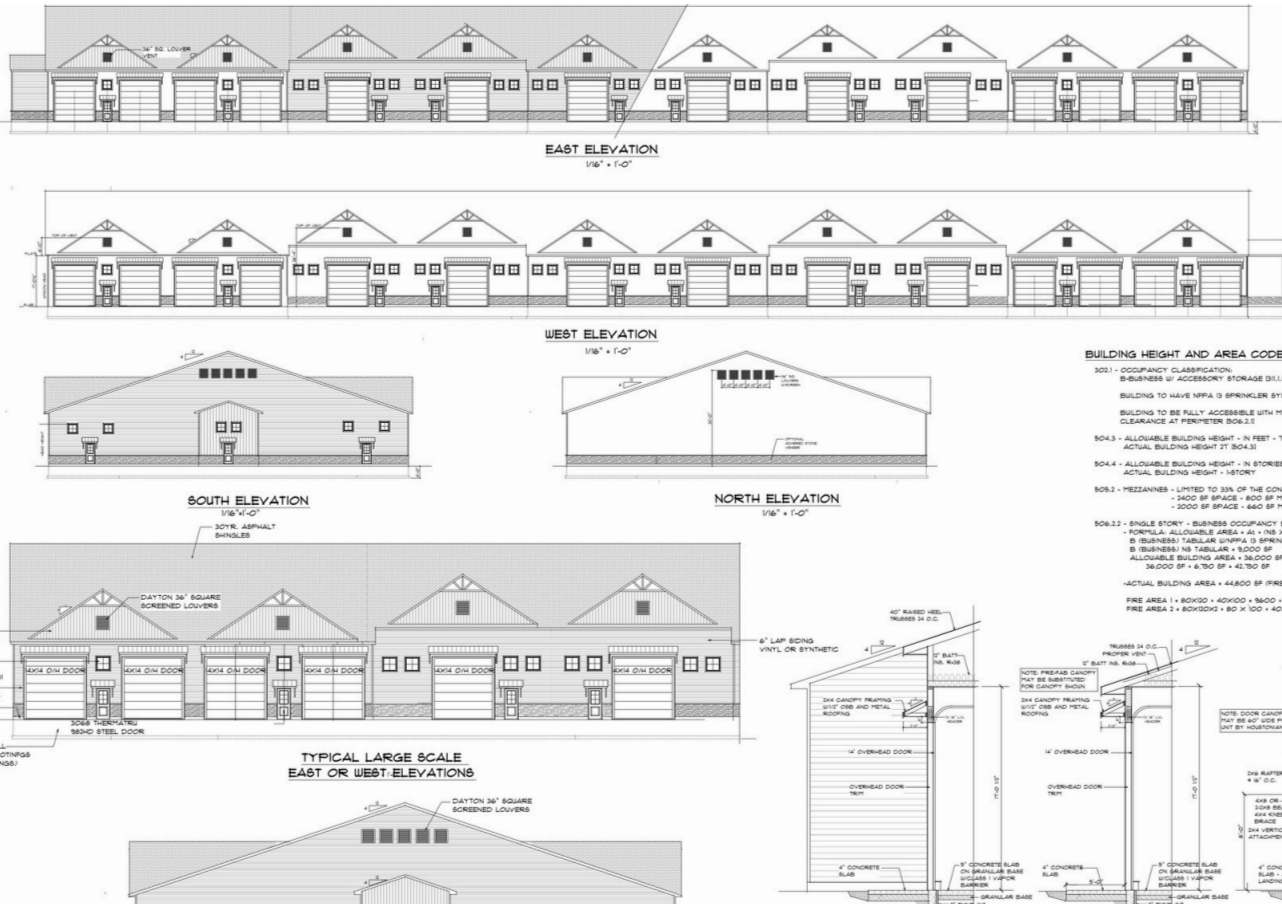


PRICING

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



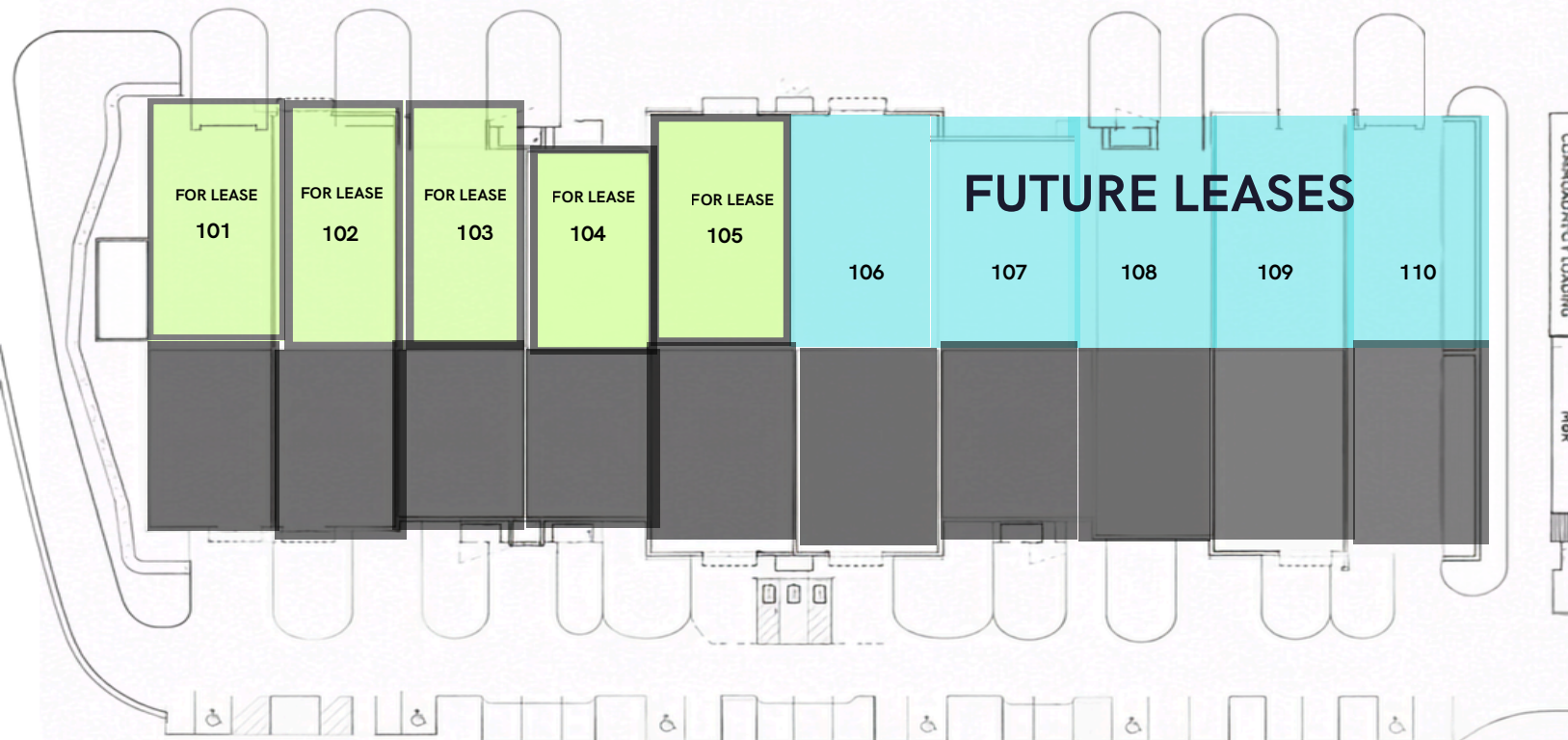
W.R. SCOTT ARCHITECT PLLC
1000 LEE ROAD, SUITE 100
ROCKY HILL, CT 06067
(860) 424-3181 • email: wscott@wscott.com

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

PROJECT LOCATION:
1000 LEE ROAD, SUITE 100
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.