

**FOR LEASE - \$17.00/SF NNN**

## FORMER MEDICAL OFFICE SUITE AVAILABLE

### Property Highlights

- Former 4,478sf medical space with:
  - Large waiting area with natural lighting, reception area, 8 exam rooms, nurses offices, lab space, storage space, kitchen/break room, 6 private offices that could be made into exam rooms. and 4 restrooms.
- Reputable Landlord willing to work with future Tenant on space needs and design.

### Location Highlights

- Located in business area of Big Flats next to post office, visible from I-86 and next to other medical providers including Arnot Family Medicine and Foot and Ankle Specialists.



### EXCLUSIVE CONTACT

**Michael J. Manzari, CCIM, SIOR**  
**Real Estate Broker**

+1 607 738 8458

mmanzari@pyramidbrokerage.com

8 Denison Pkwy East, Suite 401  
Corning, New York 14830  
+1 607 937 9720

**pyramidbrokerage.com**

