

One West Avenue, Saratoga Springs, NY 12866

SARATOGA MEDICAL BUILDING

FOR LEASE – HIGH-PROFILE MEDICAL SUITES



- High end, classic brick and masonry 60,000 sf medical building with modern common areas and conveniences
- Covered entrance canopy for patient drop off and pick up
- Coveted location just ¼ mile from Saratoga Hospital on the corner of West Avenue and Route 9N
- Suites are already configured for medical practice – one with all new finishes - move in ready
- Synergies abound with established medical practices located at One West
- Locally owned, Professionally Managed Office Building
- Plenty of Available Parking: 300 spaces (5.0/1000 sf parking ratio)

Spaces Available:

Suite 215 - 1,585 rsf

Suite 305 – 2,441 rsf



For More Information:

Amber Morrell

ADD Development & Management, Inc.

9D Johnson Rd. Latham, NY 12110

amorrell@pamal.com

518.365.2521



All information furnished regarding properties for sale of lease is from sources deemed reliable; however, no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, change of price or other terms, prior sale or lease and/or withdrawal without notice.

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OFFERING SUMMARY

Lease Rate:	\$16.95 prsf, NNN
Tenant Pays:	NNN, Suite Utilities and Janitorial
Building Size:	~60,000 rsf (319' frontage on West Ave and 440' of frontage on Route 9N)
Available SF:	1,585 rsf and 2,441 rsf
Lot Size:	4.82 acres
Year Built	1998
Zoning	T-5
Market	Saratoga

SUITES AVAILABLE

Suite 215 – 1,585 rsf

Well designed medical floorplan with waiting area, reception, 4 exam rooms, in suite restroom, breakroom, and 1 office

Quick turnaround time for new finishes (flooring, paint) that do not require building permit.

Suite 305 – 2,441 rsf

Turnkey! Move In Ready, Corner Medical Suite with All New Finishes Including Quartz Countertops, New Cabinets/Sinks/Faucets and Luxury LVT Flooring;

Desirable Medical Suite floorplan featuring 6 exam rooms (including one larger procedure room), lab/workroom (could be another exam room), nurses station, 2 in suite restrooms with pass throughs, breakroom, 3 offices, waiting area, and separate check in and check out.



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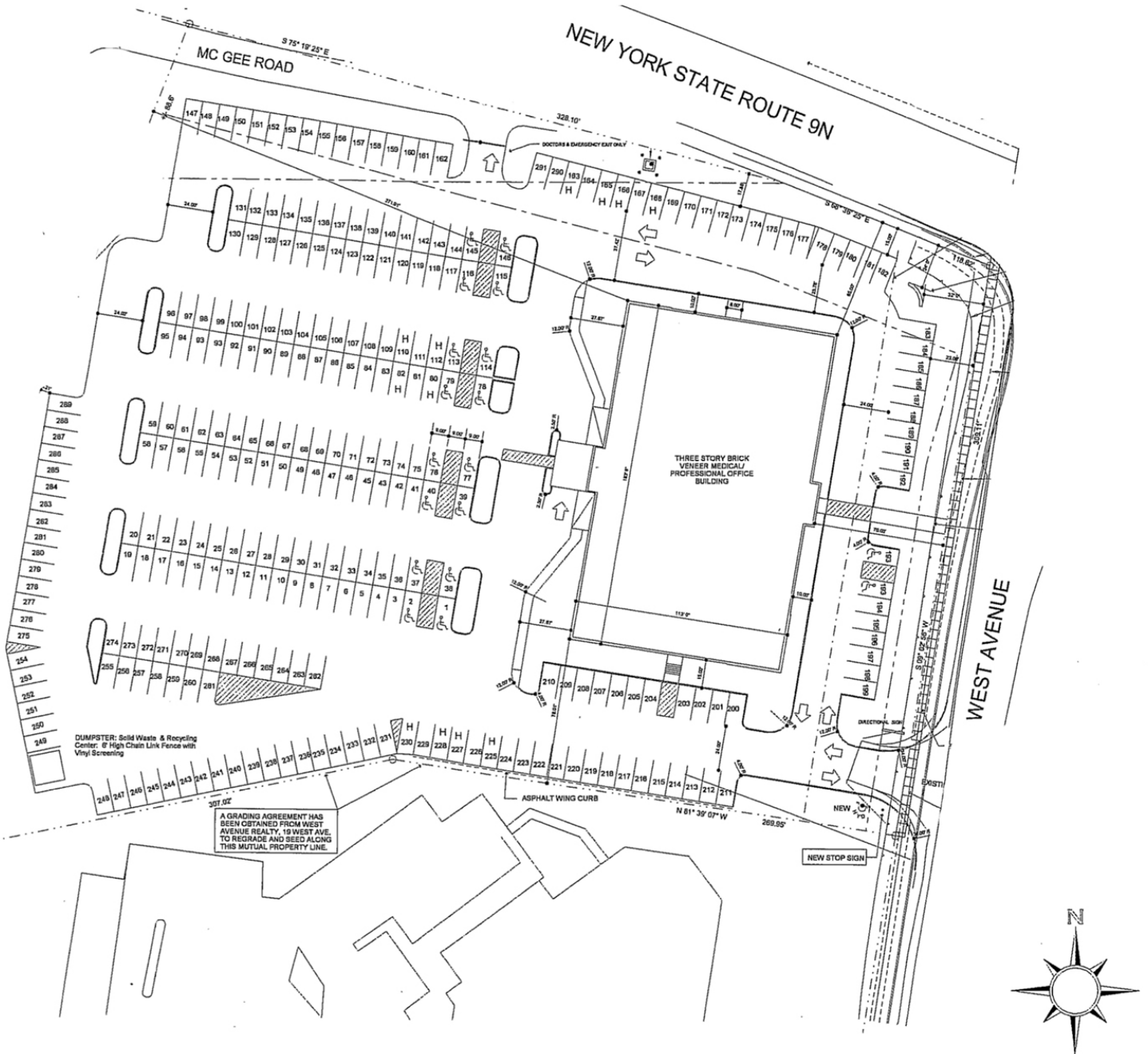


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SITE MAP



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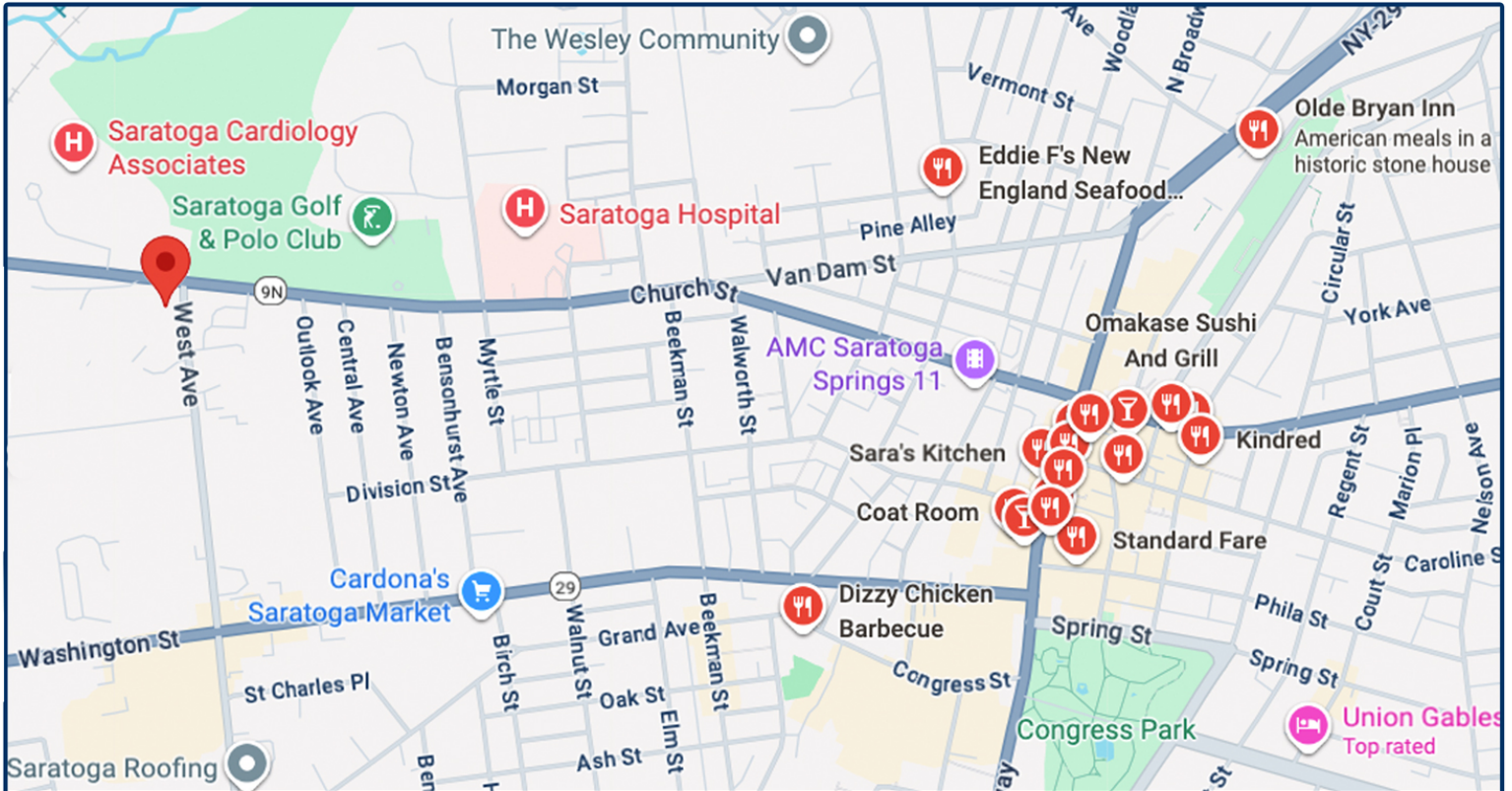


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