

FOR LEASE: HIGHLY VISIBLE SPACE

1532 Rt 9, Clifton Park, NY 12065



Property Details

Tenant Spaces 2 (2,104 RSF) and 3 (1,030 RSF) feature reception areas, private offices, restrooms, kitchenettes, and utility closets. Space 2 has direct parking lot entry, while Space 3 shares an entry with 1st Advantage Dental. Both are \$12/SF NNN + Utilities and Janitorial, with excellent Rt 9 visibility. Key Bank and 1st Advantage Dental are primary tenants. LBO to be present at showings.

Pricing

- Available Suites:
 - Space 3: 1,030 +/- SF - \$1717/month
 - Space 2: 2,104 +/- SF - \$3507/month

Lease Price: \$12 SF - NNN

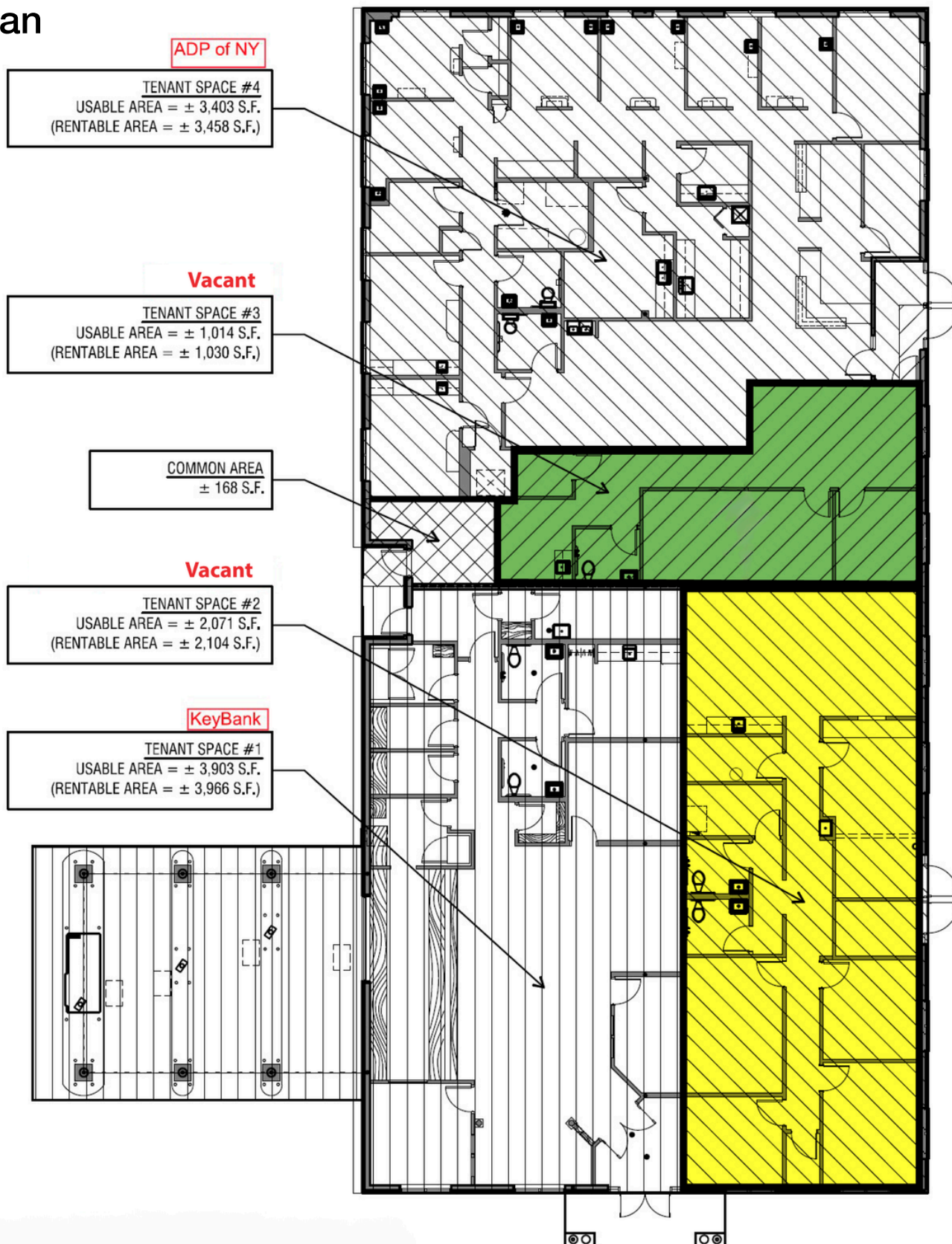


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Floor Plan



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Present



Signage



Drive-thru



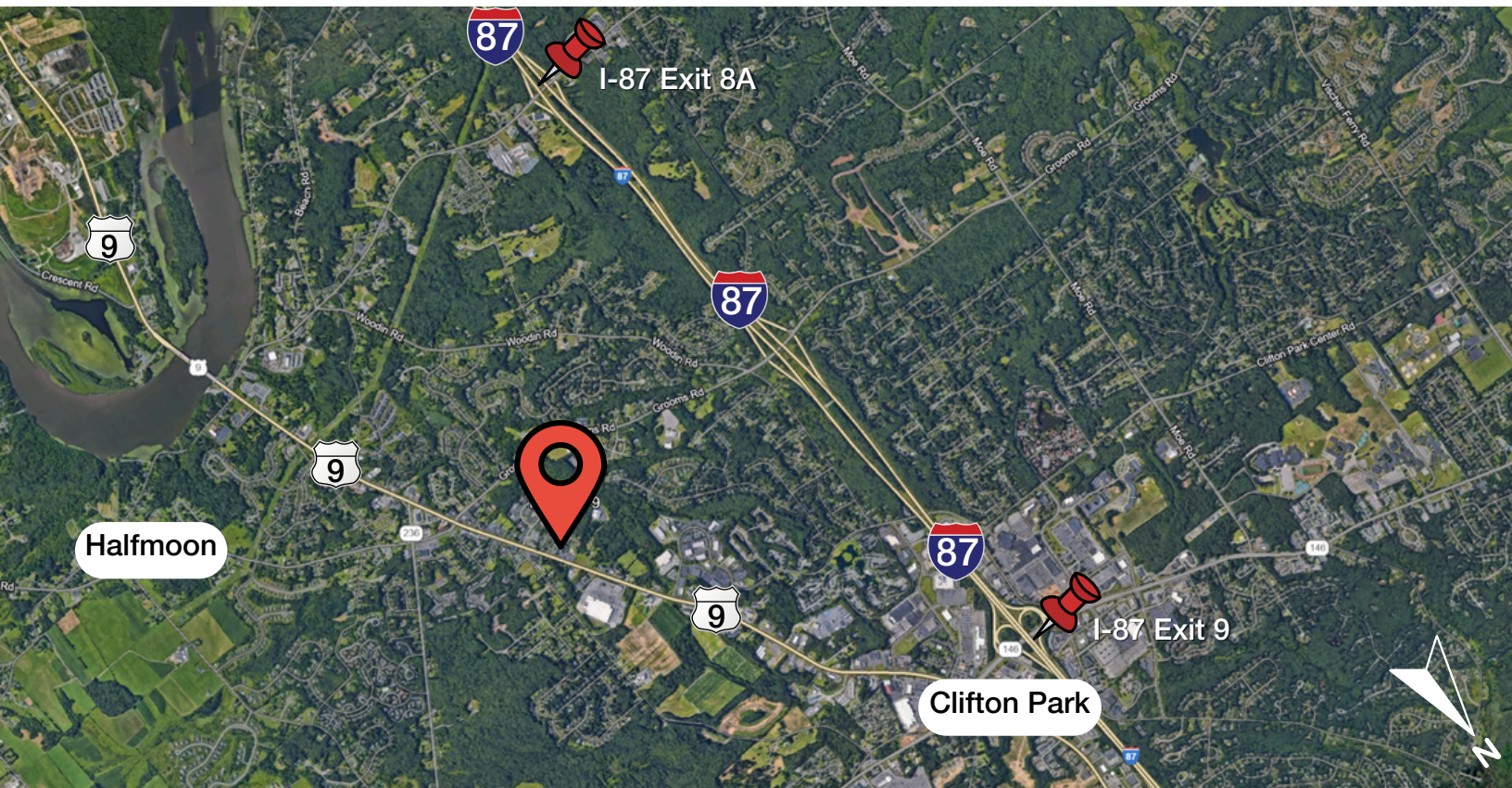
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Street View



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