

**FOR LEASE – RATES STARTING AT \$8.50/SF NNN**

OFFICE/FLEX SPACE AVAILABLE

Property Highlights

- 14,470+/- SF Office/Flex Space
- Open floorplan design with multiple offices, conference/training rooms, IT/storage room, restrooms, & more
- Space can be modified to meet Tenant specific requirements
- Ceiling Heights up to 20'
- Climate controlled & sprinklered throughout
- All public utilities in place
- Loading Docks & At-Grade access can be provided
- Convenient and ample on-site parking
- Professional & experienced Landlord
- Multiple other size and space configurations available
- Located at the corner of NYS Route 14 (College Ave) & Woodlawn Avenue
- Easy access to I-86 and NYS Route 13
- Just minutes from the NY/PA border



EXCLUSIVE CONTACT

Ronald N. Panosian**Associate Real Estate Broker****+1 607 426 5282****rpanosian@pyramidbrokerage.com****8 Denison Pkwy East, Suite 401****Corning, New York 14830****+1 607 937 9720****pyramidbrokerage.com**



CUSHMAN &
WAKEFIELD



Pyramid Brokerage
Company

1316 College Avenue
Elmira, NY

