



FOR SUBLEASE

± 8,213 SF OF PRIME RETAIL/MEDICAL OFFICE SPACE | BATAVIA NY

EXCLUSIVE CONTACT

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Property Highlights

- Former Fresenius Kidney Care facility at 4185 Veterans Memorial Parkway, purpose-built for outpatient medical operations with extensive clinical infrastructure in place
- Covered patient drop-off entrance leading into a reception and check-in area with upgraded finishes, ample natural light, and spacious waiting areas
- Private exam rooms, physician offices, consultation rooms, nurse stations, administrative offices, and an open treatment area throughout
- Built-in casework, sinks, medical cabinetry, and workstations allow for immediate occupancy with minimal retrofit costs
- Dedicated clean and soiled utility rooms, lab/prep areas, storage, equipment rooms, staff lockers, break areas, and ADA-compliant restrooms
- Healthcare-grade finishes with significant plumbing and electrical infrastructure remaining in place
- Well suited for medical office, urgent care, specialty practice, behavioral health, veterinary, wellness, or professional office conversion

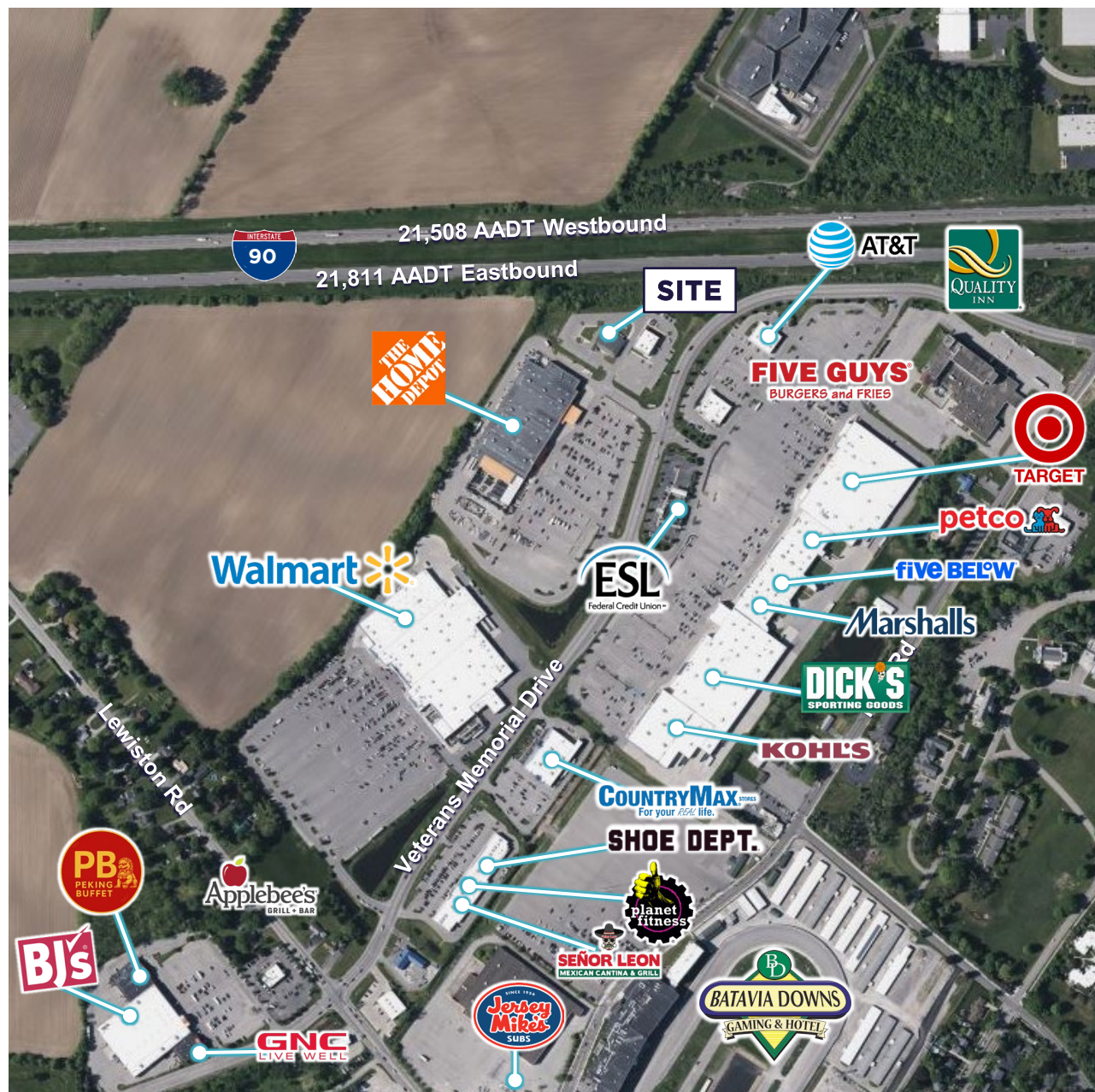


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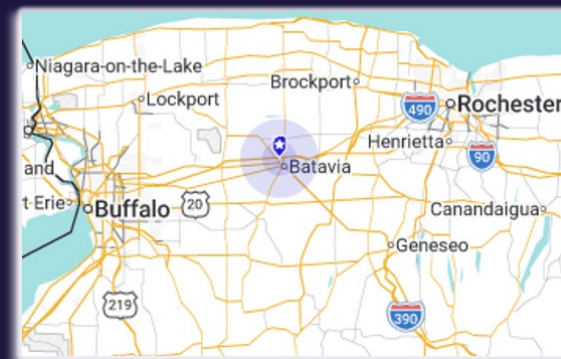
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Location Map



Demographics



Population

18,050	30,478
3 Miles	7 Miles



Households

18,050	30,478
3 Miles	7 Miles



Median HH Income

\$59,212	\$65,506
3 Miles	7 Miles



Labor Force

8,639	15,349
3 Miles	7 Miles