

**FOR LEASE – ASKING \$12.00/SF NNN**

Property Highlights

- Well appointed 3,208 SF former Physical Therapy Suite in prominent professional office building (SF includes an allocation of the common area SF).
- Includes a reception area, waiting room, open floor plan, treatment area, conference room/executive office, (2) private offices/exam rooms, kitchenette/Nurse's Station, (2) restrooms and more.
- Space could also be used for general office uses as well.
- Multiple other size and space configurations available including a turn-key Medical Office Suite, a 1st flr corner office suite, and a multi-office general business suite.
- Ample off-street parking.
- Co-Tenants include accounting, brokerage, financial services, legal, medical and more.
- Spaces available immediately.

***Premise SQFTG includes an allocation of Common Area SQFTG**

Location Highlights

- Prominent corner location at the corner of Denison Parkway & Pine Street
- Located just one block from Historic Market Street
- Walking distance to Corning, Inc. World Headquarters
- Close to numerous restaurant, retail, and service amenities
- Easy access to I-86 and I-99



EXCLUSIVE CONTACT

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**Pyramid Brokerage
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