



399 Albany Shaker Rd Loudonville, NY 12211 (518) 694-9190 Fax: (518) 694-9396

DENTAL OFFICE FOR LEASE

Location: 28 Everett Extension Albany, NY 12205

Municipality: Town of Colonie, Albany County

Suite Size: 2,263 rentable sq/ft

Landlord: Everett Enterprises, Inc.

Rent: \$18.00 per sq/ft (\$3,394.50 per month) plus cleaning and janitorial. Tenant to pay increases over base year operating expense.

Utilities: Averaging \$350 - \$375 per month

Dental Office Construction Year: 2015

Description: Located ¼ mile from I-90 exit 5 in a single-story office building with ample parking. This recently built dental office features 6 operatories, waiting area, lab, studio, imaging area dentist office with private bathroom, staff bathroom, staff kitchen, mechanical room, server room, storage closets. Features high end custom case work and granite countertops, luxury vinyl plank flooring, ample window space (including every operatory) and all associated electrical, drain and plumbing lines. Excellent opportunity to capitalize on a recently built office with no buildout cost in a highly central location.

Equipment Purchase: Everything can stay but it must be negotiated directly with existing Tenant.



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