

FOR LEASE - MEDICAL & OFFICE SPACE

77 & 81 Miller Road, Schodack, New York 12033



Property Overview

The Village at Miller Road is a highly recognized, multi-faceted business park consisting of two multi-tenanted buildings along with a Mobil Gas Station, Stewart's Express and Broadview Credit Union. A Comfort Inn & Suites is located on the adjacent property. The office buildings were built in 2002 and parking is extensive with capacity of 100+ vehicles. Both buildings are two-story and have passenger elevators. Zoning is PD-1 and the long-standing tenants are a mix of medical, wellness and general office. A new hiking trail runs near the perimeter of the property.

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OFFERING SUMMARY

77 Miller Road

Space 1: ±1,000 RSF Office
For Lease at: \$1,330/month
+ utilities & janitorial

Space 2: ±1,157 RSF Medical
For Lease at: \$1,696/month
+ utilities & janitorial

81 Miller Road

Available: ±4,200 RSF Office
For Lease at: \$5,582.50/month
+ utilities & janitorial

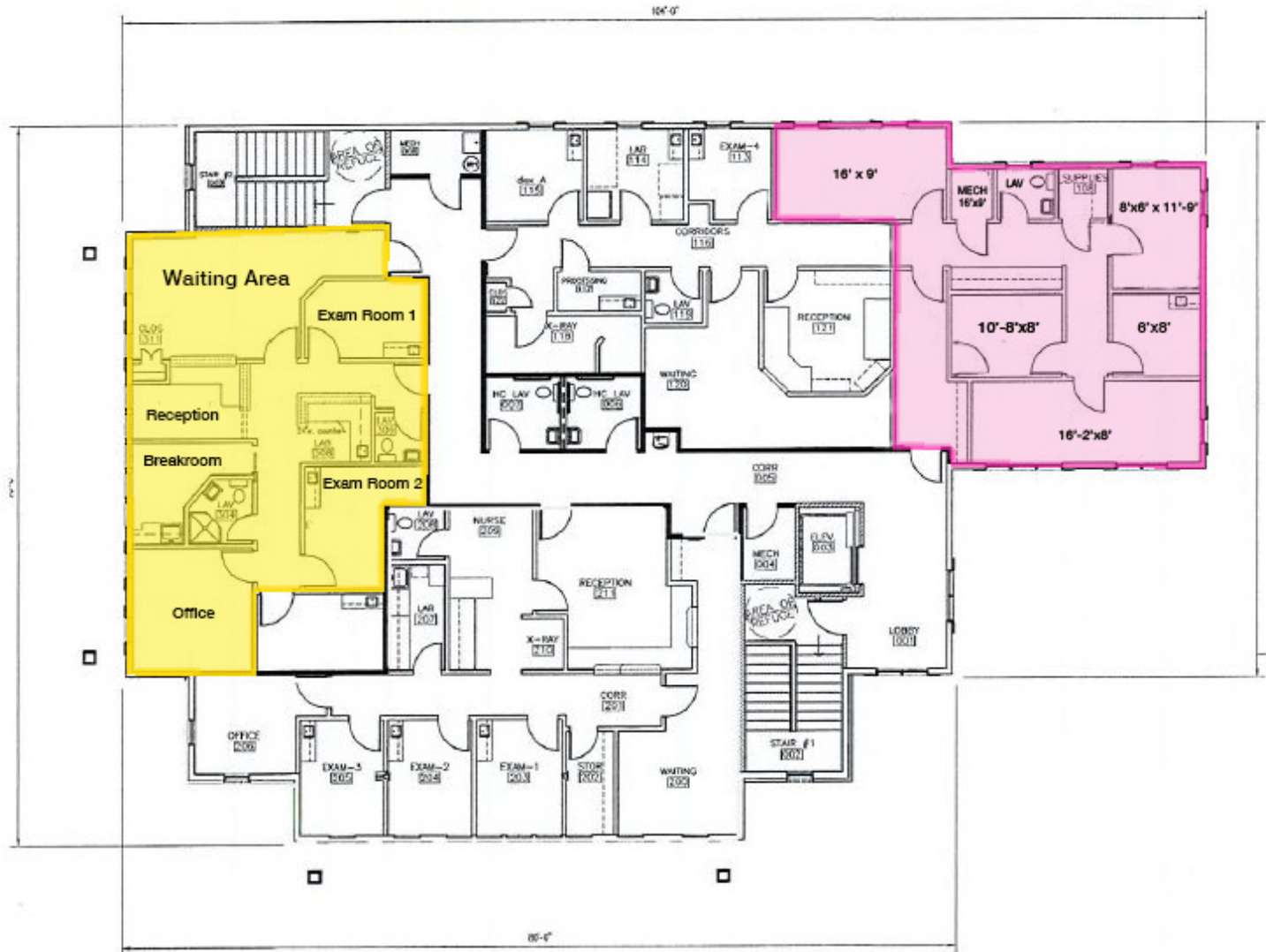
Zoning: PD-1
Parcel: 1.05
Stories: 2
Elevators: 1 (Passenger)
Parking: 100
Ceiling Height: ±9'
Water: Municipal
Heat: GHA
Construction: Frame
Roof: Shingle
Year Built: 2002
Condition: Very Good

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77 MILLER ROAD



Medical
Type: Medical
Total SF: ±1,157 RSF
Lease Price: \$1,696 /month
+ utilities & janitorial

Office
Type: Office
Total SF: ±1,000 RSF
Lease Price: \$1,330 /month
+ utilities & janitorial

- Two exam rooms with sinks and large office
- Two in-suite bathrooms, one with shower
- Waiting room, reception area and breakroom

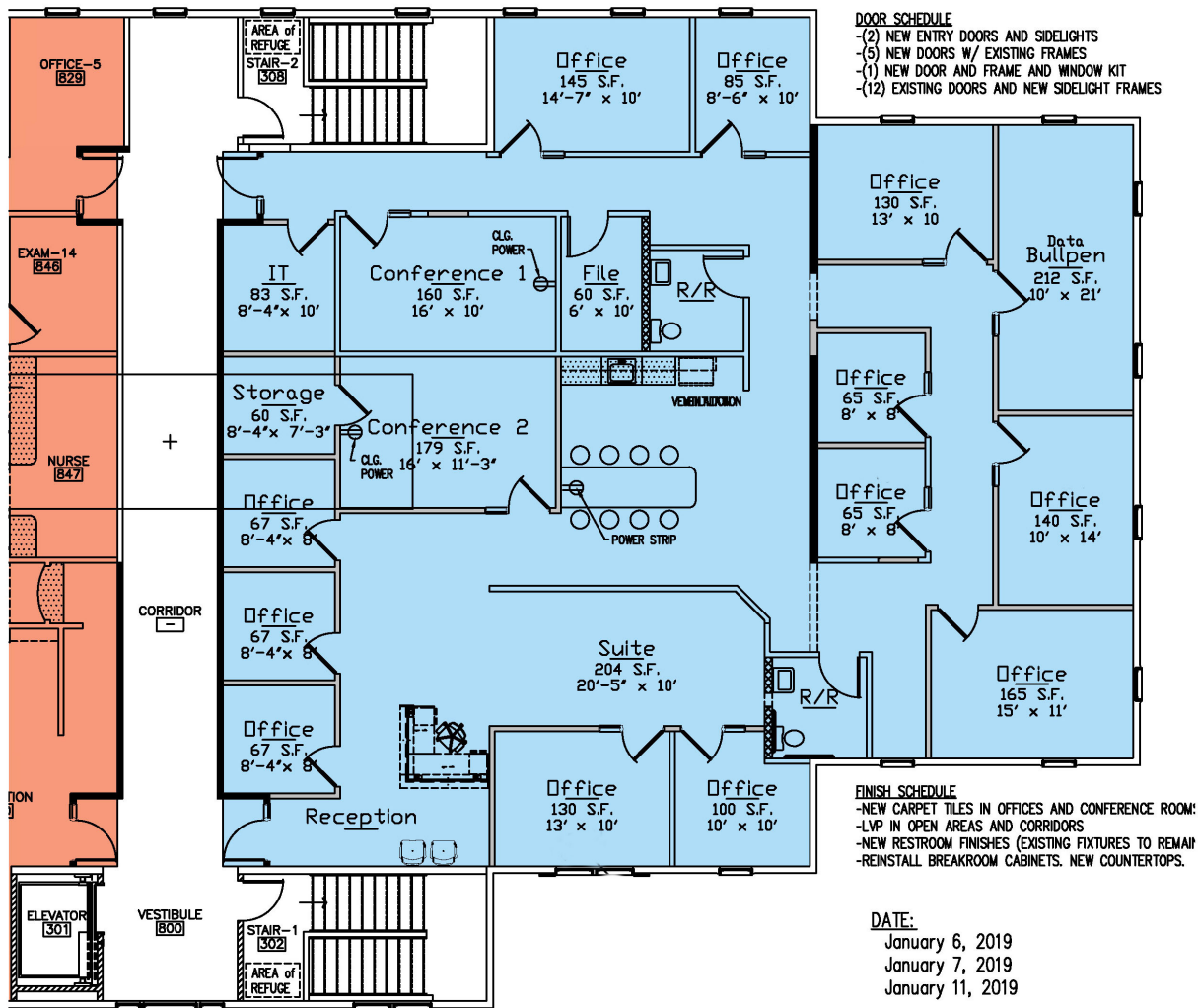
- Three windowed offices, storage and break area
- In-suite bathroom

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81 MILLER ROAD



Type: Office
 Total SF: ±4,200 RSF
 Lease Price: \$5,582.50/month
 + utilities & janitorial

- Entire space recently renovated
- Twelve offices; nine with windows
- Two conference rooms, large bullpen area
- Waiting room, reception area and breakroom

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AERIAL



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