

# RENT REDUCTION!

ON UP TO 10,100 S.F. AVAILABLE FOR LEASE

4425 Old Ridge Road Williamson, NY



**6,700 SF Medical Office Building (MOB)**

**3,400 SF Outparcel Building**

- **Location:** Great visibility and access from Route 104 in Williamson, NY
- **Condition:** 6,700 SF built-out for medical use. 3400 SF Outparcel with Vanilla Box to be provided
- **MOB Size:** 13,400 SF with 6,700 SF occupied by RGH Pediatrics
- **Lease Rate:** MOB - \$10.75 per SF Modified Gross  
Outparcel - \$7.00 per SF Modified Gross
- **Land:** Adjacent .69 acres of land available for build-to-suit

**MOB is Article 28 Compliant**

Commercial  
Industrial  
Investment  
Real Estate

**MISSION**  
COMMERCIAL REALTY

Brokerage  
Leasing  
Management  
Consulting