

FOR SALE OR LEASE  
401 East German Street  
Herkimer, New York 13350

## Multiple Suites Available at Steuben Center Property Highlights

- 14,364± SF office building on 1.60± acres available for sale
- First and second floor suites also available for lease
- Ample parking
- Elevator access to all floors
- Close-proximity to area restaurants, banks, retail and personal services
- Great for medical use, office space, day care, etc.



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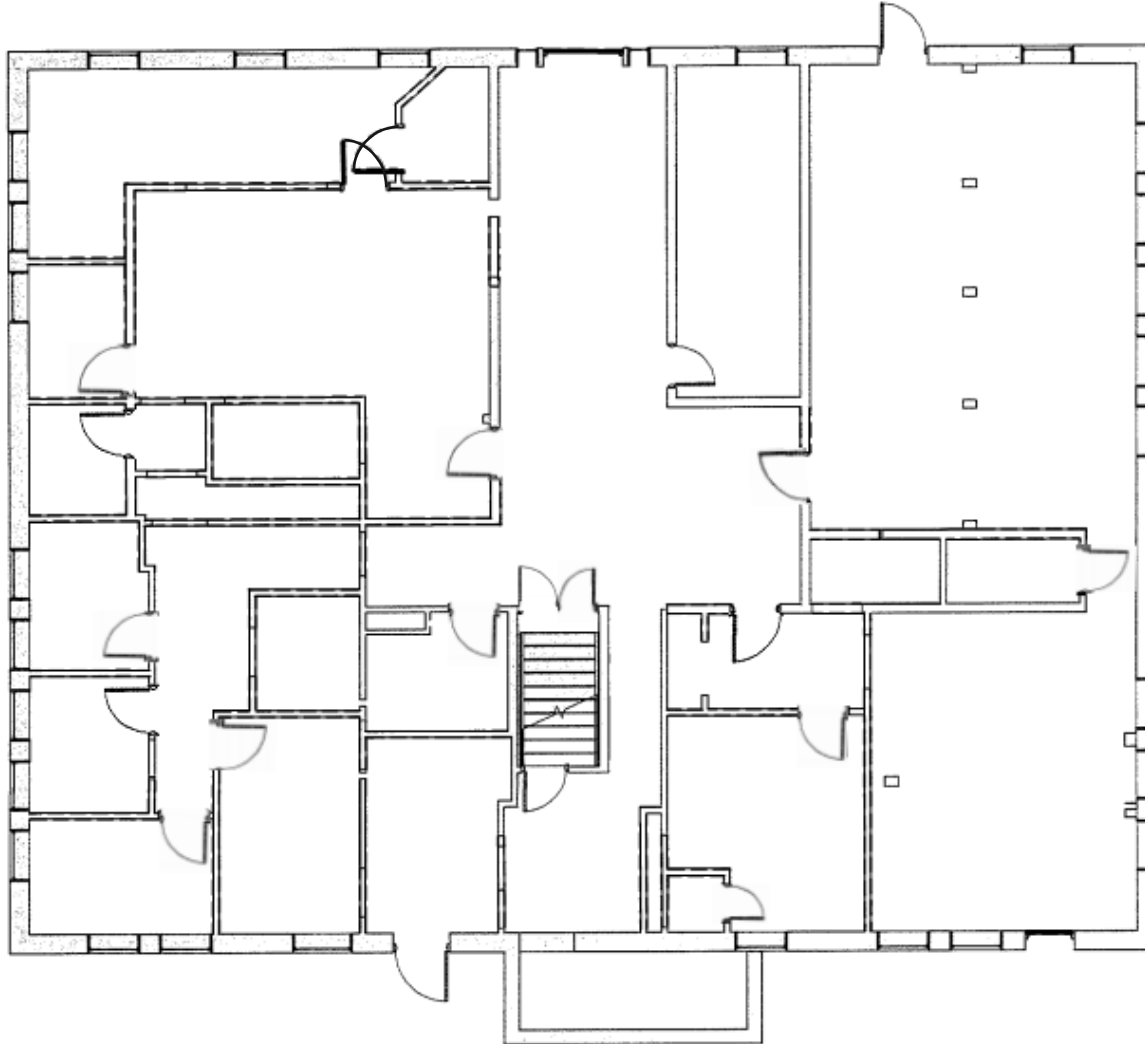
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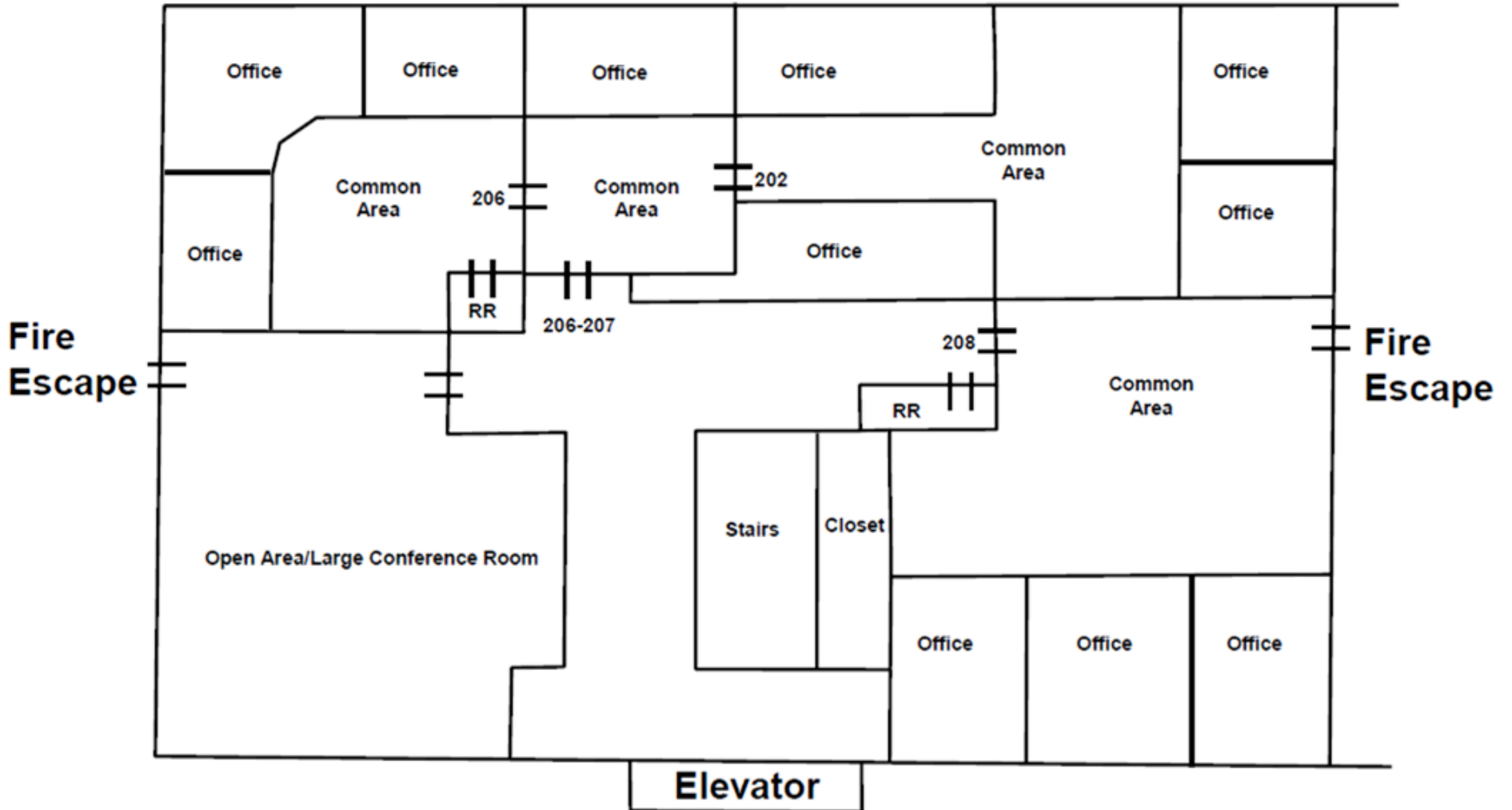


## First Floor Layout



*Drawing is for visual understanding of layout of property – not drawn to scale*

## Second Floor Layout



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