

FOR SALE OR LEASE

203 Colonial Drive

Big Flats, NY

Class A Professional Office Building for Sale or Lease

Property Highlights

- Lease opportunities from 5,343 SF to 26,531 SF.
- Centrally located between Elmira & Corning, just off Interstate 86.
- Multiple size & space configurations available.
- Multiple private offices, large bull-pen cubicle areas (cubicles & FF&E available), conference/training rooms, kitchenette/break rooms, and more.
- Lots of windows & natural light.
- Data Center space with halon fire suppression system & dedicated cooling system.
- Internet/Cable/Fiber installed.
- All located on 2.20 Ac parcel with parking for +/-113 cars.
- Adjoining 1.69 Ac. corner parcel also available for sale.

Location Highlights

- Close to the Arnot Mall, Guthrie Medical Offices, the Corning Hospital and the Elmira Corning Regional Airport.
- Convenient to apartments, regional retail, restaurants & hotels.

For more information, contact:

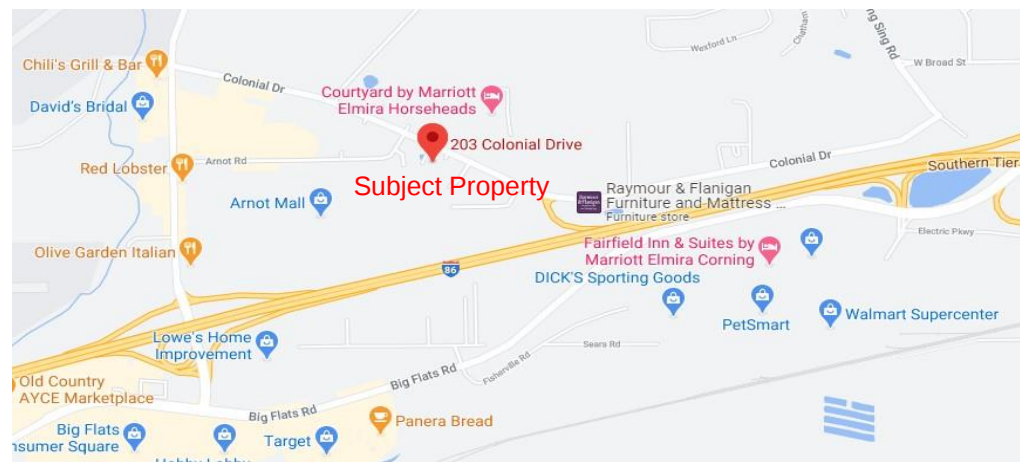
Ronald N. Panosian
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pyramidbrokerage.com



AVAILABLE FOR SALE AT \$1,545,000
LEASE RATES \$8.80 - \$11.20/SF NNN





Pyramid Brokerage
Company

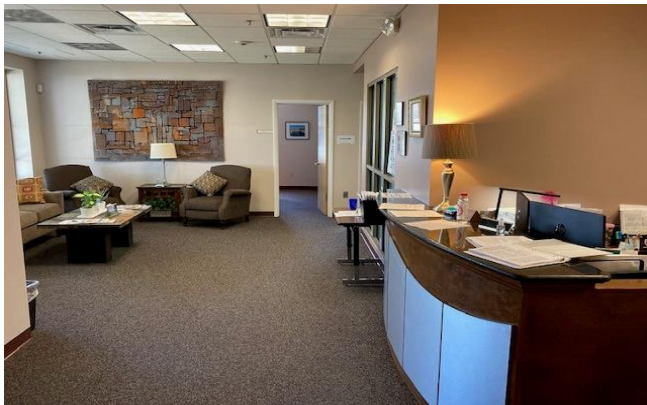
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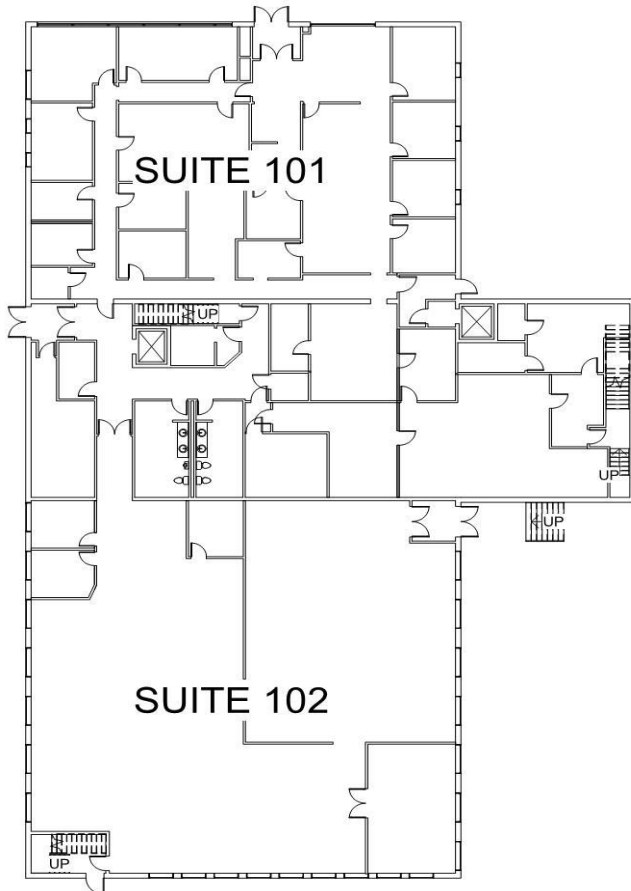
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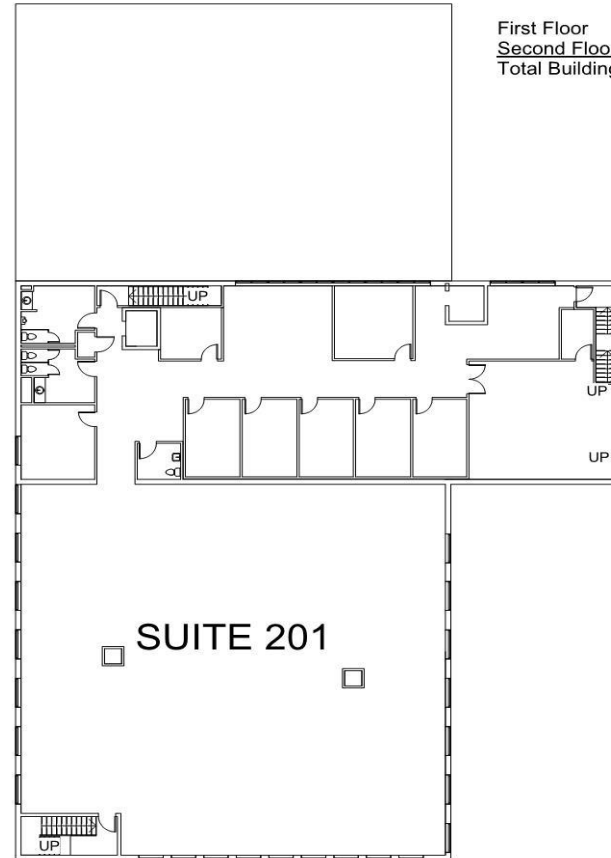
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① First Floor Plan
3/64" = 1'-0"



② Second Floor Plan
3/64" = 1'-0"

First Floor	10,565 GSF
Second Floor	10,966 GSF
Total Building	26,531 GSF

1. Tenant is responsible for site verifying all dimensions and conditions for all existing and/or new construction. Tenant shall refer to the executed lease agreement and landlord's criteria (as applicable) which refer to specific design & construction requirements for the leased premises prior to beginning design documents.
2. This drawing is diagrammatic. Sizes and dimensions are approximate and subject to revision.
3. The demising walls and/or lease line may not currently exist as shown. Any proposed reconfiguration will occur only in accordance with an executed lease agreement.

Arnot Realty
Corporation
203 Colonial Drive, Horseheads, NY 14845

203 Colonial Drive

**Lease Outline
Drawing (LOD)**

A100

Scale on 11 x 17: 3/64" = 1'-0"
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