



Southview Commons

VETERINARY CLINIC - EXCEPTIONAL SUBLEASE OPPORTUNITY

825 E White Spruce Blvd, Henrietta, NY 14623



Sublease Info:



28,219 RSF



Immediate Availability



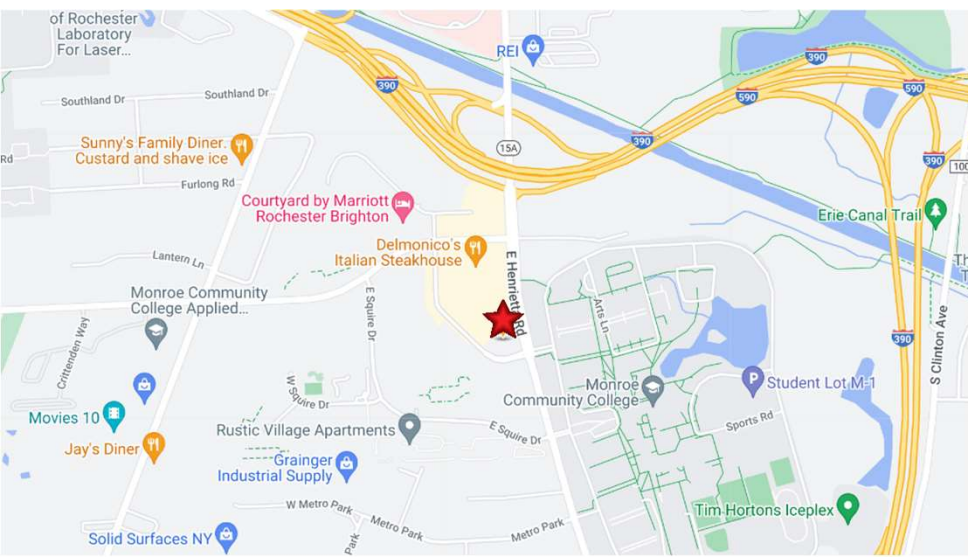
\$17.50 Full Service
(with \$.50 annual increases)



4.71/1,000 - Surface



Thru May 14, 2031



For more information, contact:

JACOB RIVERA

Caliber Commercial Brokerage

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DAN PATERSON

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Property Highlights:

- Exceptional Sublease Opportunity for a Veterinary Clinic!
- Clinic Boasts State-of-the-Art Facilities and a Dedicated Client Base.
- This Turnkey Operations Offers the Majority of the Existing FF&E Available
- Modern Exam Rooms
- Spacious Reception Area Designed for Efficiency and Comfort

Location:

- 153' of Frontage on White Spruce Blvd (with 1 curb cut)
- Located at the Signalized Intersection of E Henrietta Rd & White Spruce Blvd
- Dedicated Turn Lane
- Across the Street from Monroe Community College
- Close to I-390

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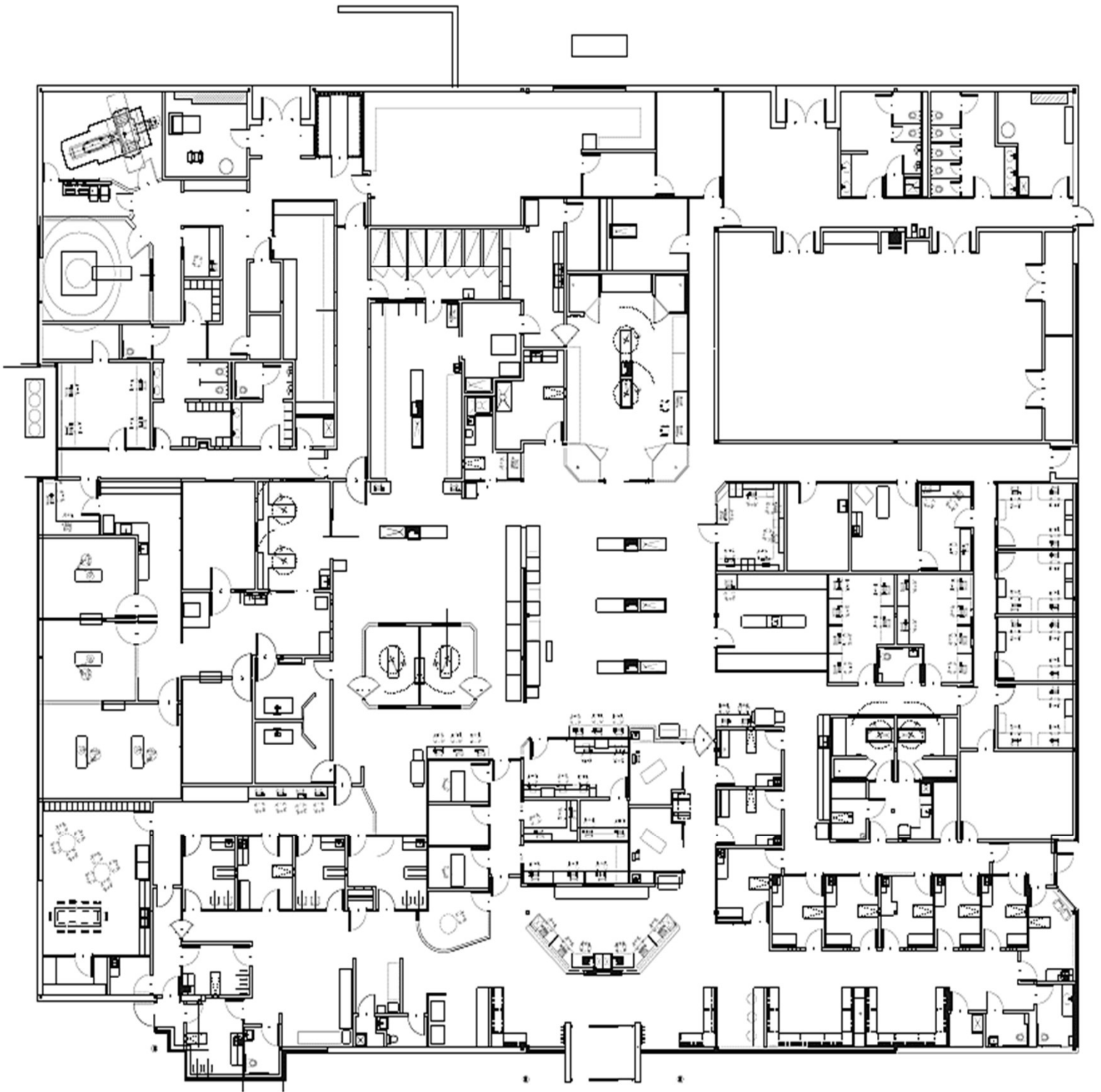
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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

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