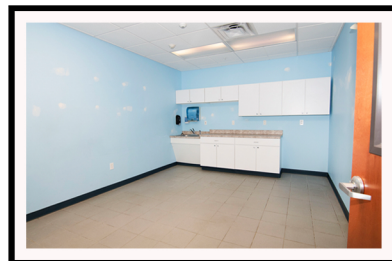


# For Lease • 3 Unlimited Dr. Saratoga Springs, NY

6,000 Sq. Ft. Available or Two - 3,000 Sq. Ft. Spaces Available  
One-Level, Sole Tenant Office Lease Opportunity in Saratoga Industrial Park



Grand and versatile class B office space tucked privately in Saratoga's W.J. Grande Industrial Park. Be the sole tenant with 6,000 square feet currently including six private offices, a conference room, break room and vast open work spaces. Bring your vision for the entire versatile space. Or, secure one of two 3,000 square feet spaces based on your needs. Convenient, private location off exit 13 of I-87 near all the highlights of Saratoga Springs.

All space is on the first level with a private, location on dead end with ample parking providing a discreet and convenient location for staff and clients. Owner to paint interior and replace flooring prior to occupancy with tenant input on selections.

Rear of building is warehouse used by owner. See floorplan - can only be separated into two spaces.

Tenant to pay gas, electric, water/sewer, snow/lawn care. Seller to pay all taxes and insurance. Landlord prefers one or two year lease with option to renew.

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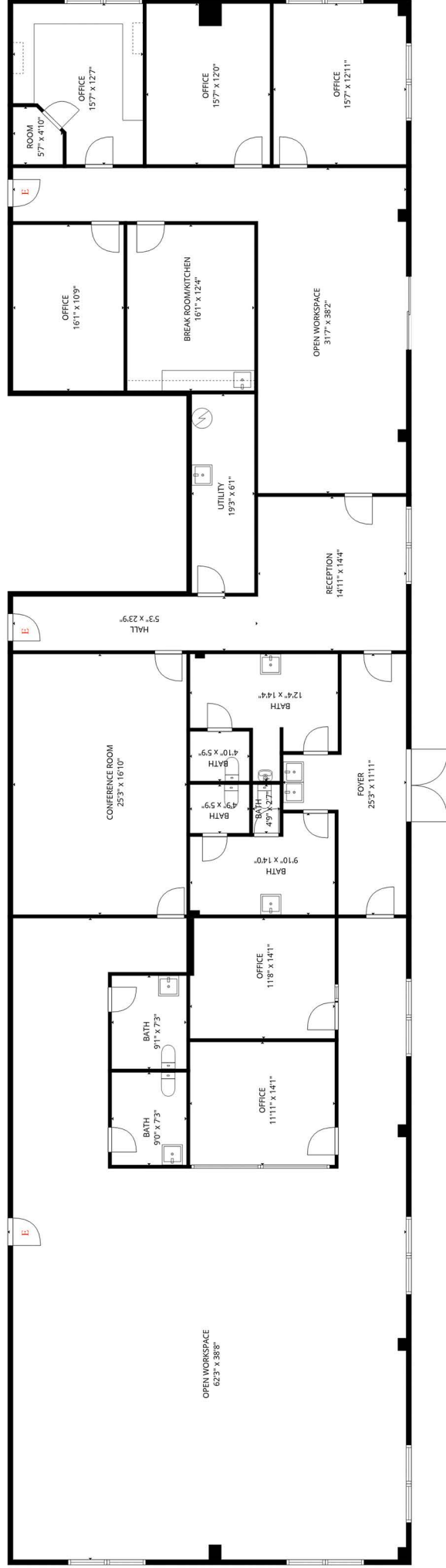
**Melissa Cartier**  
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**COMMERCIAL**

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