

Southview Commons

VETERINARY CLINIC - EXCEPTIONAL SUBLEASE OPPORTUNITY

825 E White Spruce Blvd, Henrietta, NY 14623



Sublease Info:



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



7,500 SF - 28,219 SF



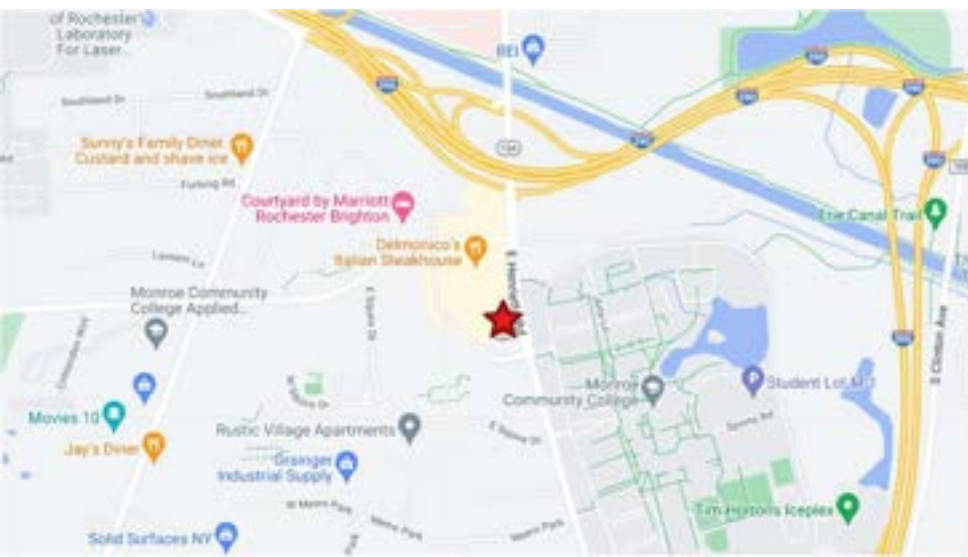
Immediate Availability



4.71/1,000 - Surface



Thru May 14, 2031



For more information, contact:

JACOB RIVERA

Caliber Commercial Brokerage

P: 585-454-4500 | M: 310-650-4322

jrivera@caliberbrokerage.com

DAN PATERSON

Swearingen Realty Group

P: 214-365-2738

danp@swearingen.com

www.swearingen.com

info@swearingen.com



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
- The 28,219 SF Building can be Demised to 7,500 SF

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

For more information, contact:

JACOB RIVERA

Caliber Commercial Brokerage

P: 585-454-4500 | M: 310-650-4322

jrivera@caliberbrokerage.com

DAN PATERSON

Swearingen Realty Group

P: 214-365-2738

danp@swearingen.com

www.swearingen.com

info@swearingen.com

Building Photos



For more information, contact:

JACOB RIVERA

Caliber Commercial Brokerage

P: 585-454-4500 | M: 310-650-4322

jrivera@caliberbrokerage.com

DAN PATERSON

Swearingen Realty Group

P: 214-365-2738

danp@swearingen.com

www.swearingen.com

info@swearingen.com

SRG SWEARINGEN
REALTY GROUP | EST 1972



Building Photos



For more information, contact:

JACOB RIVERA

Caliber Commercial Brokerage

P: 585-454-4500 | M: 310-650-4322

jrivera@caliberbrokerage.com

DAN PATERSON

Swearingen Realty Group

P: 214-365-2738

danp@swearingen.com

www.swearingen.com

info@swearingen.com

Building Photos



For more information, contact:

JACOB RIVERA

Caliber Commercial Brokerage

P: 585-454-4500 | M: 310-650-4322

jrivera@caliberbrokerage.com

DAN PATERSON

Swearingen Realty Group

P: 214-365-2738

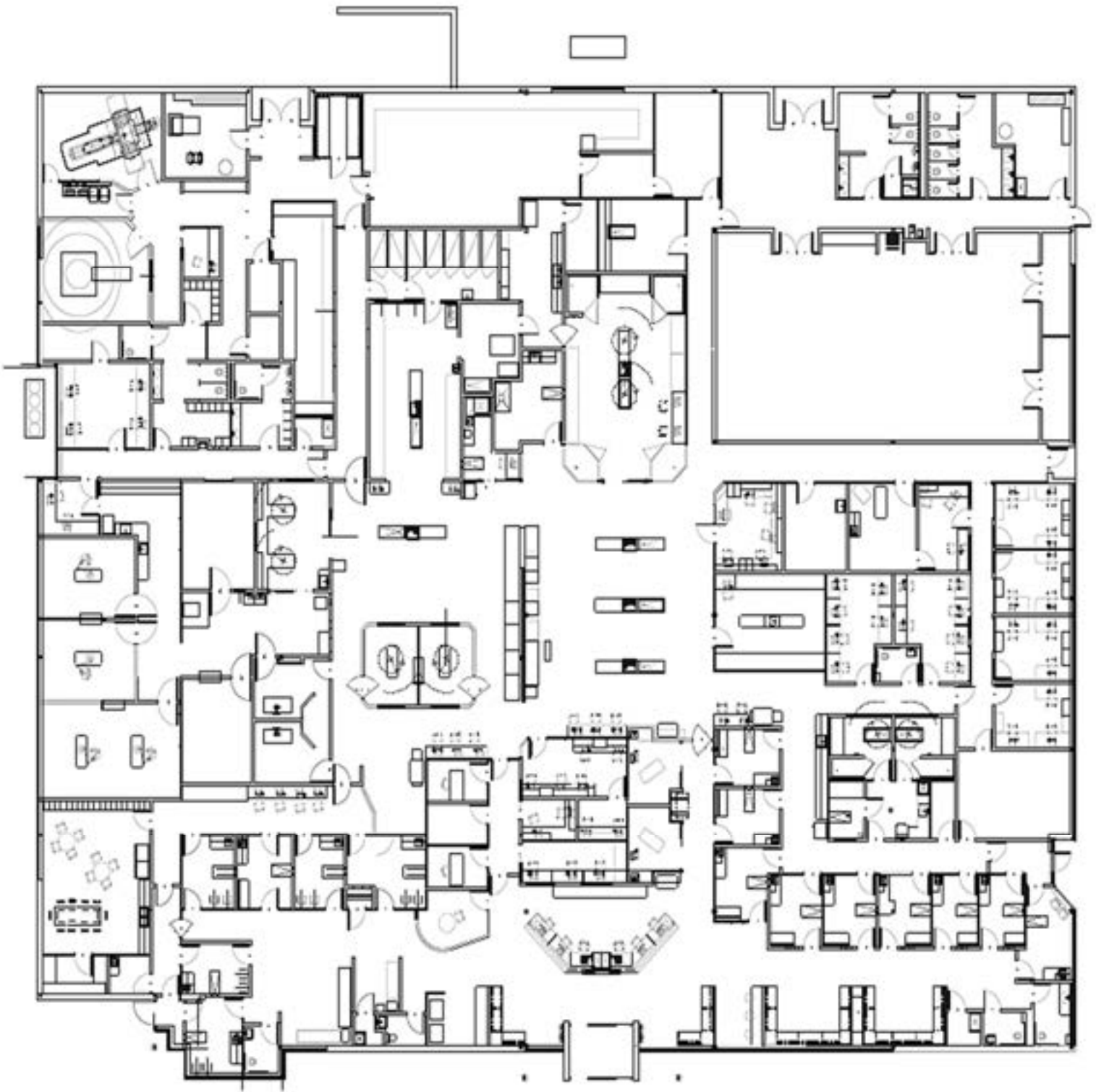
danp@swearingen.com

www.swearingen.com

info@swearingen.com

SRG SWEARINGEN
REALTY GROUP | EST 1972





For more information, contact:

JACOB RIVERA

Caliber Commercial Brokerage

P: 585-454-4500 | M: 310-650-4322

jrivera@caliberbrokerage.com

DAN PATERSON

Swearingen Realty Group

P: 214-365-2738

danp@swearingen.com

www.swearingen.com

info@swearingen.com

