



**Available:**  
**4,150 SF**  
**231 West Water St.**  
**Elmira, NY**



**OFFERED FOR LEASE**

**\$3,458 / month**  
**or \$10 / SF**

**Contact:**  
**Clay Ambrose**  
**RealtyUSA.COM—Elmira**  
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<b>Total SF:</b>	4,150 SF
<b>Year Built:</b>	2009
<b>Parking:</b>	1-10 private spaces
<b>Other Features:</b>	Public water & sewer, HVAC, elevator, ADA compliant, 10 offices ranging
<b>Zoning:</b>	Commercial
<b>Municipality:</b>	City of Elmira
<b>County:</b>	Chemung
<b>Additional Site Information:</b>	Ten offices can be leased in total or by individual suites/office rooms, 2 restrooms, common reception area, conference rooms, wireless, copier, printer,



**PROSPECTS | PROGRESS | PARTNERSHIPS**

**For Further Information Contact:**  
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