

FCP  
REAL ESTATE

1240

NEW SCOTLAND ROAD  
SLINGERLANDS, NY

LEASE





Slingerlands Medical Arts Building at 1240 New Scotland Road is a Class A medical office facility in a premier Capital Region location. Situated just off Route 85 with convenient access to I-87 and I-90, the property offers an easy commute from throughout the region. Surrounded by the residential communities of Albany, Delmar, Guilderland, and New Scotland, tenants benefit from a strong local patient base, nearby amenities, CDTA public transit, and convenient access to the Albany County Helderberg-Hudson Rail Trail just 1.5 miles away.

## PRIME LOCATION for Healthcare & Office Users

SLINGERLANDS CROSSING

1240

Avail: 44,659 SF

85



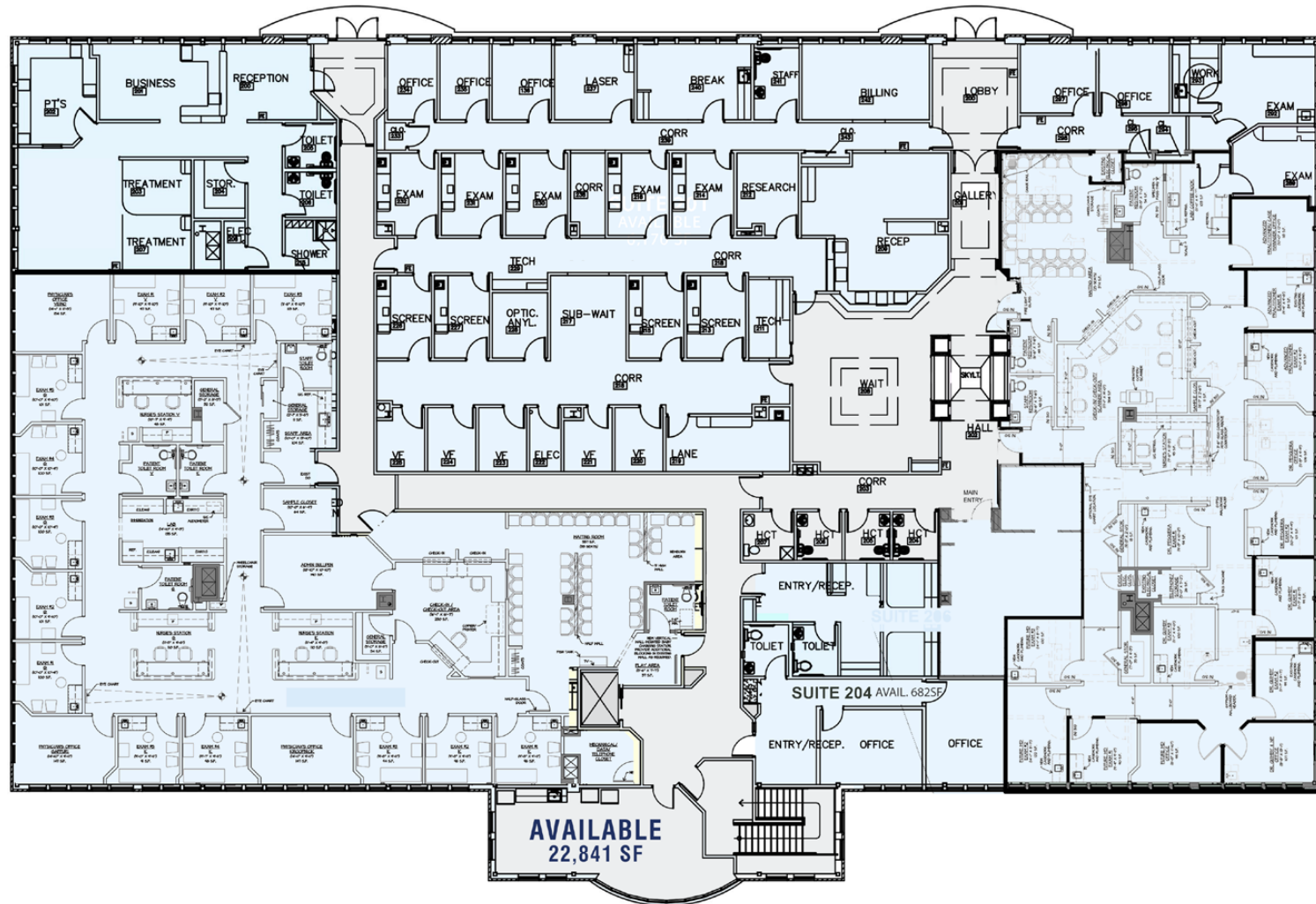
# FLOOR PLAN

21,818+/- SF of Office Space  
First Floor



# FLOOR PLAN

22,841+/- SF of Office Space  
Second Floor





# FCP

REAL ESTATE







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CECELIA BETTE

Partner

*Licensed Associate Broker*

(o)518.213.1005 | (c)518.605.3142

[cbette@fcp.realestate](mailto:cbette@fcp.realestate)