

FOR LEASE



ALBANY COUNTY

# 350 NORTHERN BLVD

Albany, NY (Loudon Plaza)

23North  
COMMERCIAL REAL ESTATE SERVICES

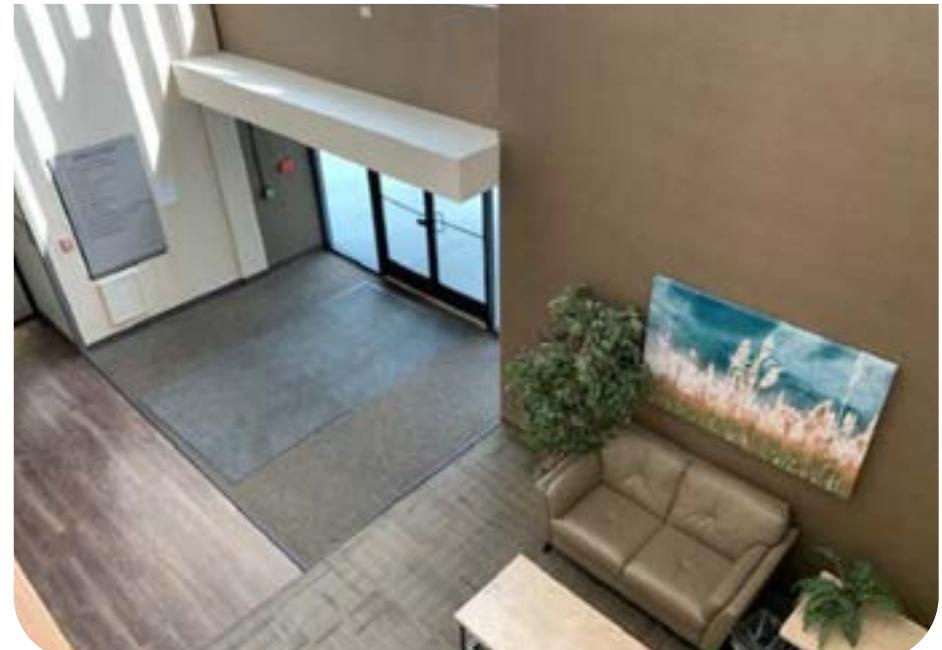
## PROPERTY HIGHLIGHTS

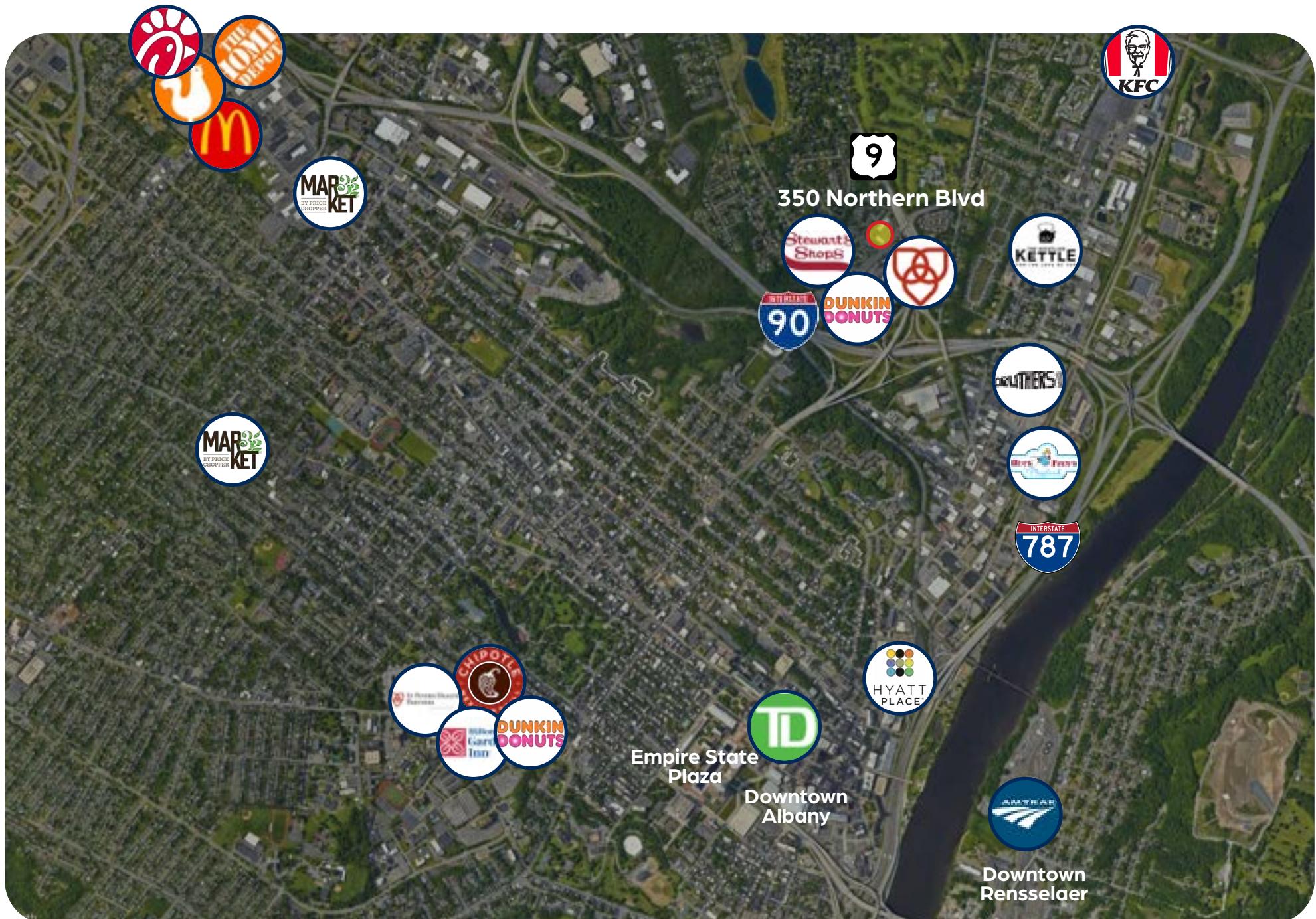
Three professional office spaces for lease in Loudon Plaza. The location offers ample on-site parking and is conveniently situated across the street from Samaritan Hospital, less than a 2-minute drive to the i90/Rt. 9 Junction, under a 5-minute drive to most amenities, and a 10-minute drive to Downtown Albany.

- **Professional Office Spaces for Lease**
- Suite 105: **2,732 SF**
- Suite 302: **2,780 SF**
- Suite 306: **2,484 SF**
- Located in **Loudon Plaza**
- Ample On-Site Parking
- Located across street from **Samaritan Hospital**
- <2 minute drive to **i90/Rt. 9 Junction**
- <5 minute drive to most amenities
- <10 minute drive to **Downtown Albany**
- **3 MONTHS FREE RENT**

## OFFERING SUMMARY

AVAILABLE	<i>3 Office Spaces</i>
RATE	<i>\$16.50 MOD GROSS</i>





## MEDIAN HOME VALUE

*City of Albany (2025)*

**\$313,000**

## MEDIAN HH INCOME

*City of Albany (2025)*

**\$59,485**

## ESTIMATED/CAPITA INCOME

*City of Albany (2025)*

**\$35,851**

## AVERAGE DAILY TRAFFIC

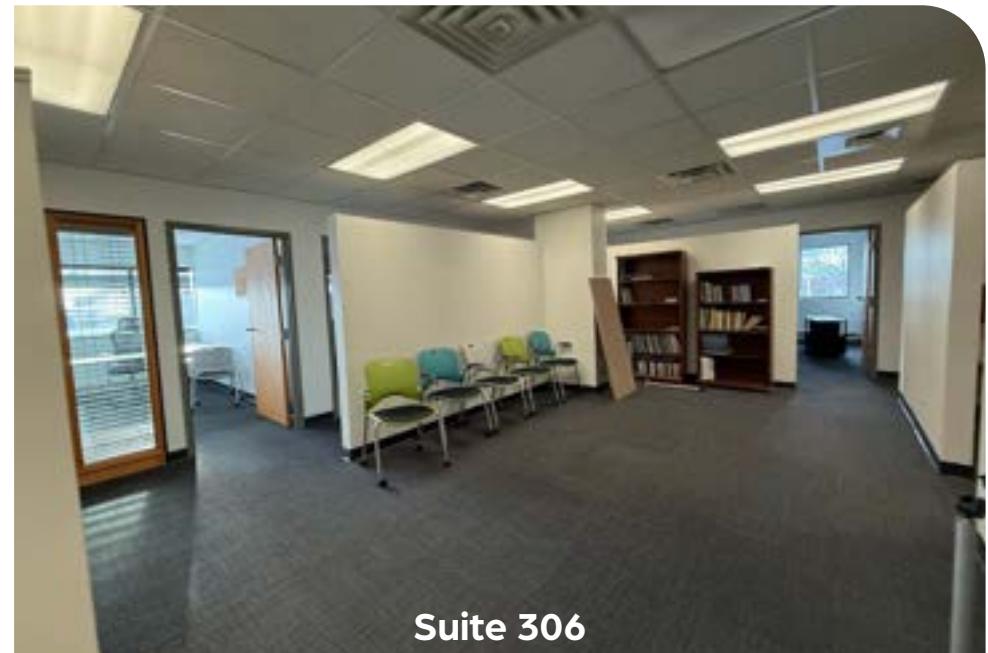
*Northern Blvd (2024)*

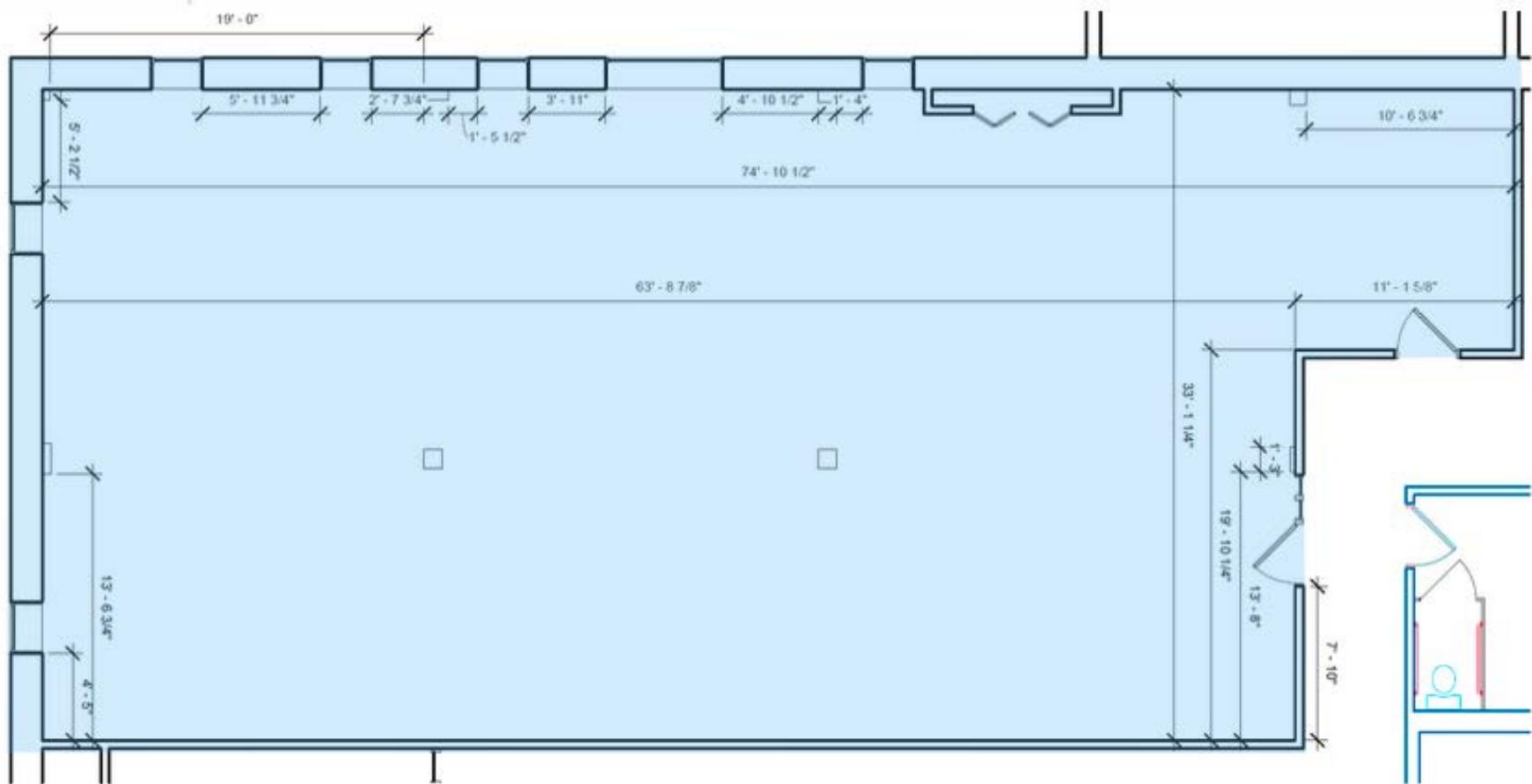
**6,261**

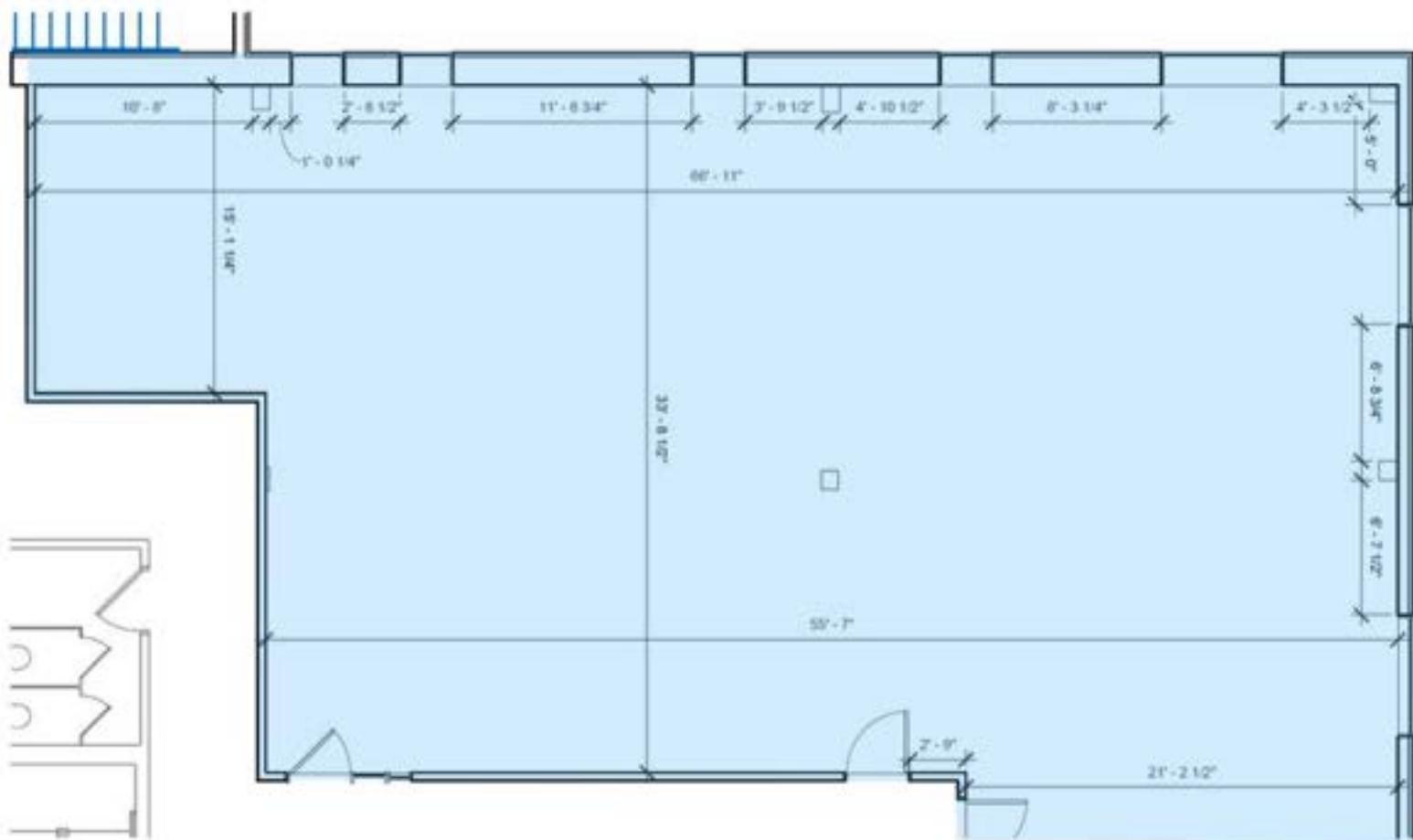
## TOTAL POPULATION

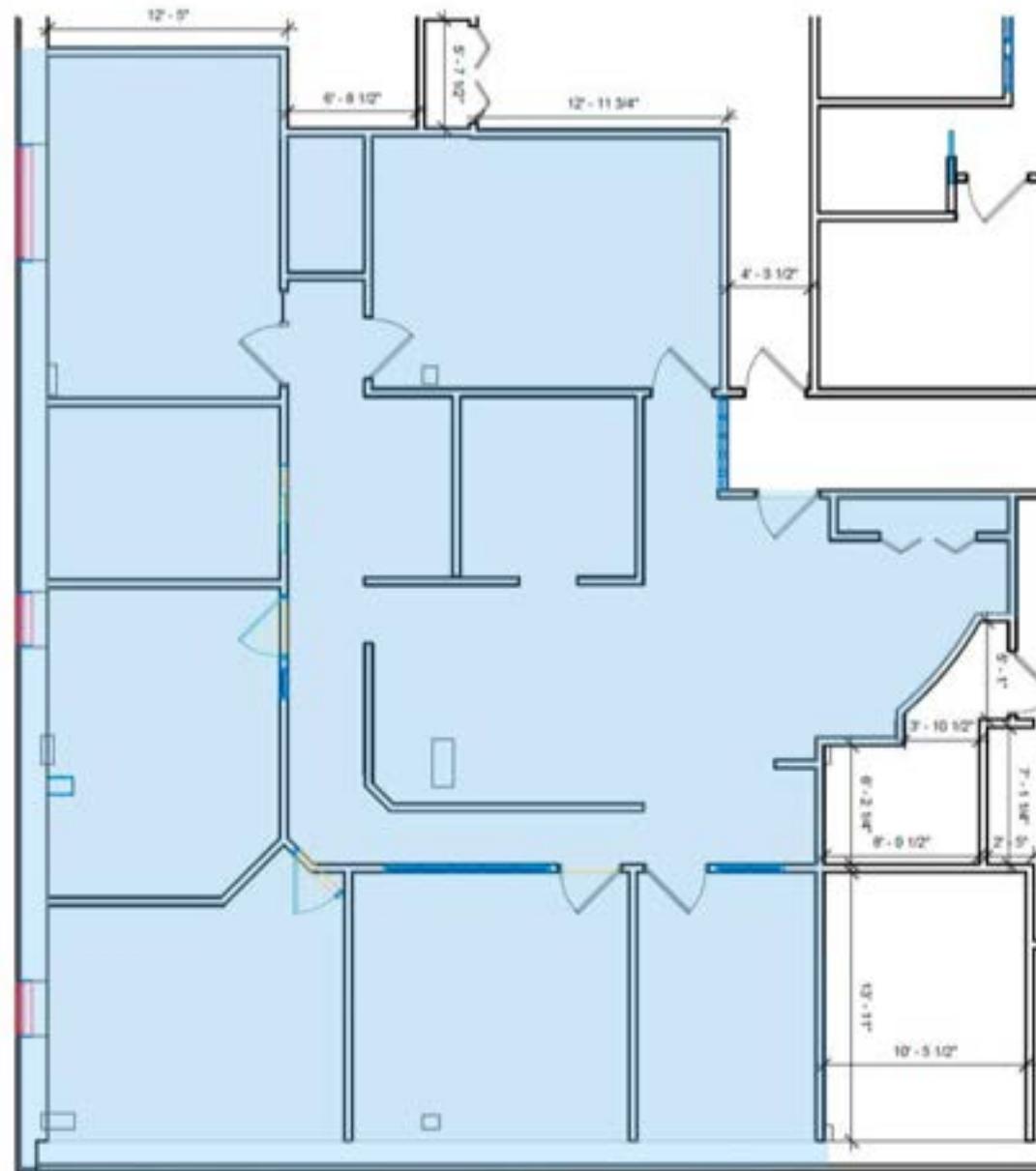
1 Mile	2 Miles	3 Miles
<b>10,706</b>	<b>53,638</b>	<b>106,823</b>





FIRST  
FLOORSUITE 105  
2,732 SF

THIRD  
FLOORSUITE 302  
2,780 SF

THIRD  
FLOORSUITE 306  
2,484 SF





*INFO@23NORTHCRES.COM*

**877.206.7730**