

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.

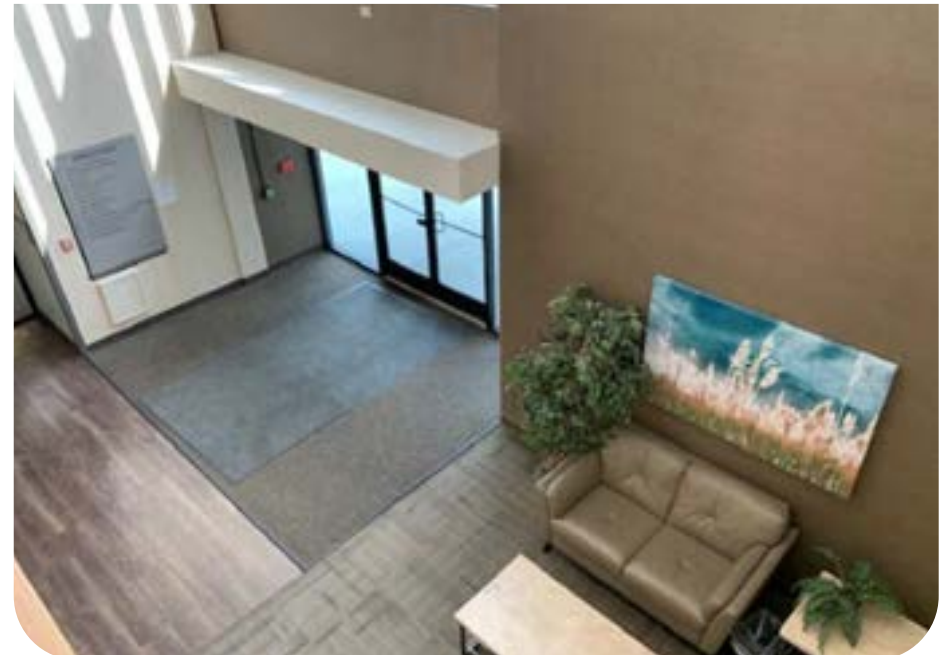
- **Professional Office Spaces for Lease**
- Suite 105: **2,732 SF**
- Suite 302: **2,780 SF**
- Suite 306: **2,484 SF**
- Located in **Loudon Plaza**
- Ample On-Site Parking
- Located across street from **Samaritan Hospital**
- <2 minute drive to **i90/Rt. 9 Junction**
- <5 minute drive to most amenities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

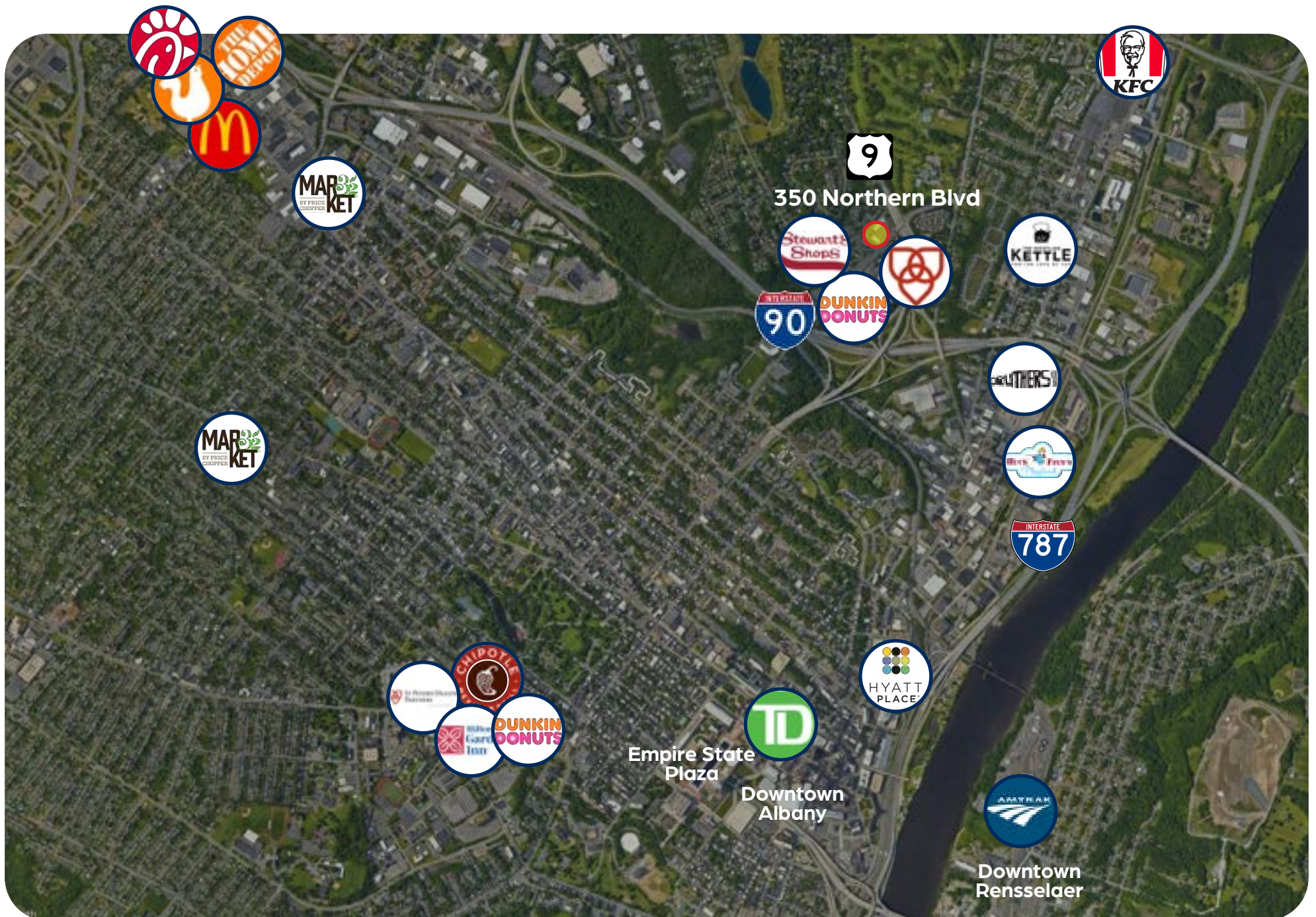
OFFERING SUMMARY

AVAILABLE

3 Office Spaces

RATE

\$16.50 MOD GROSS



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)

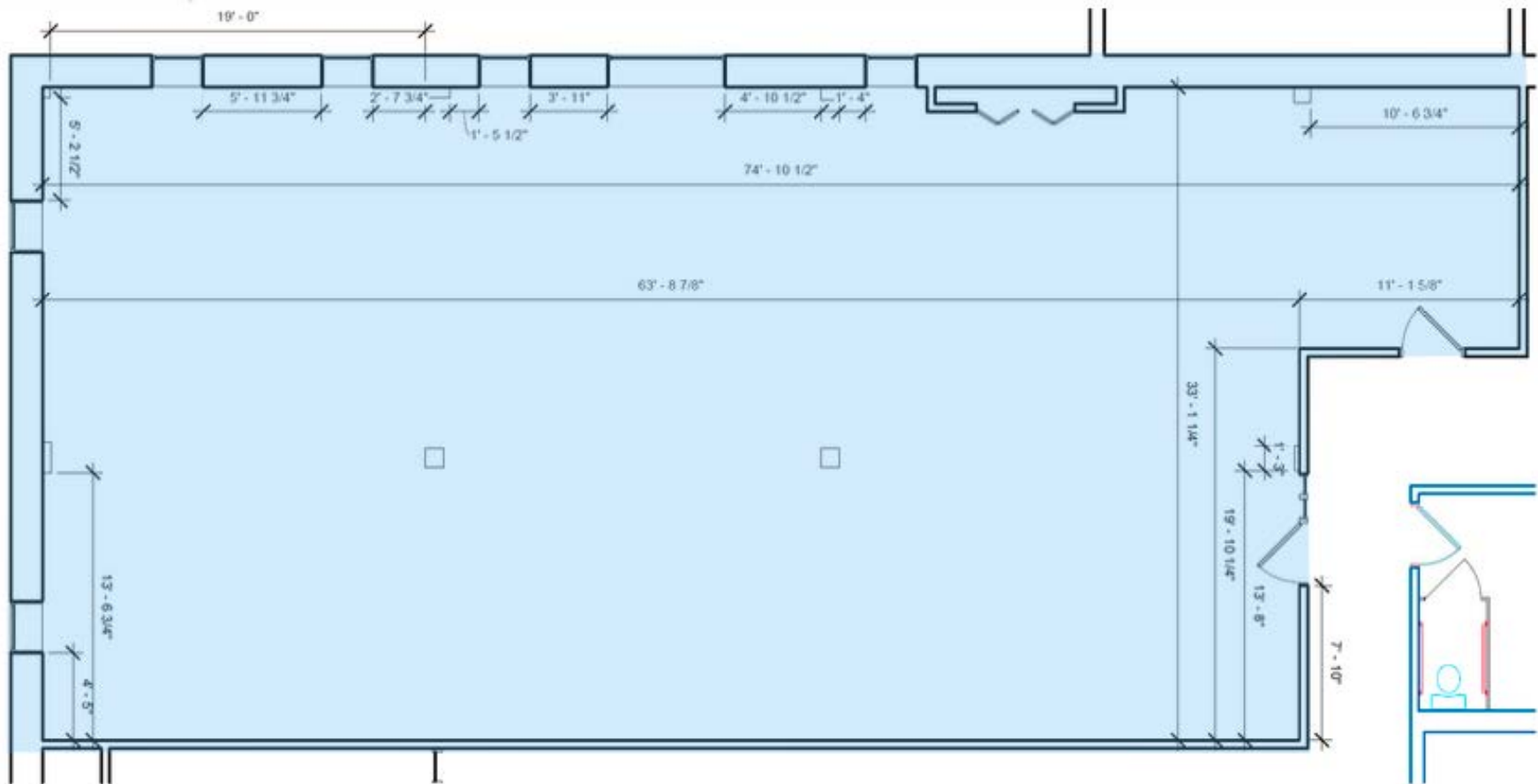
6,261

TOTAL POPULATION

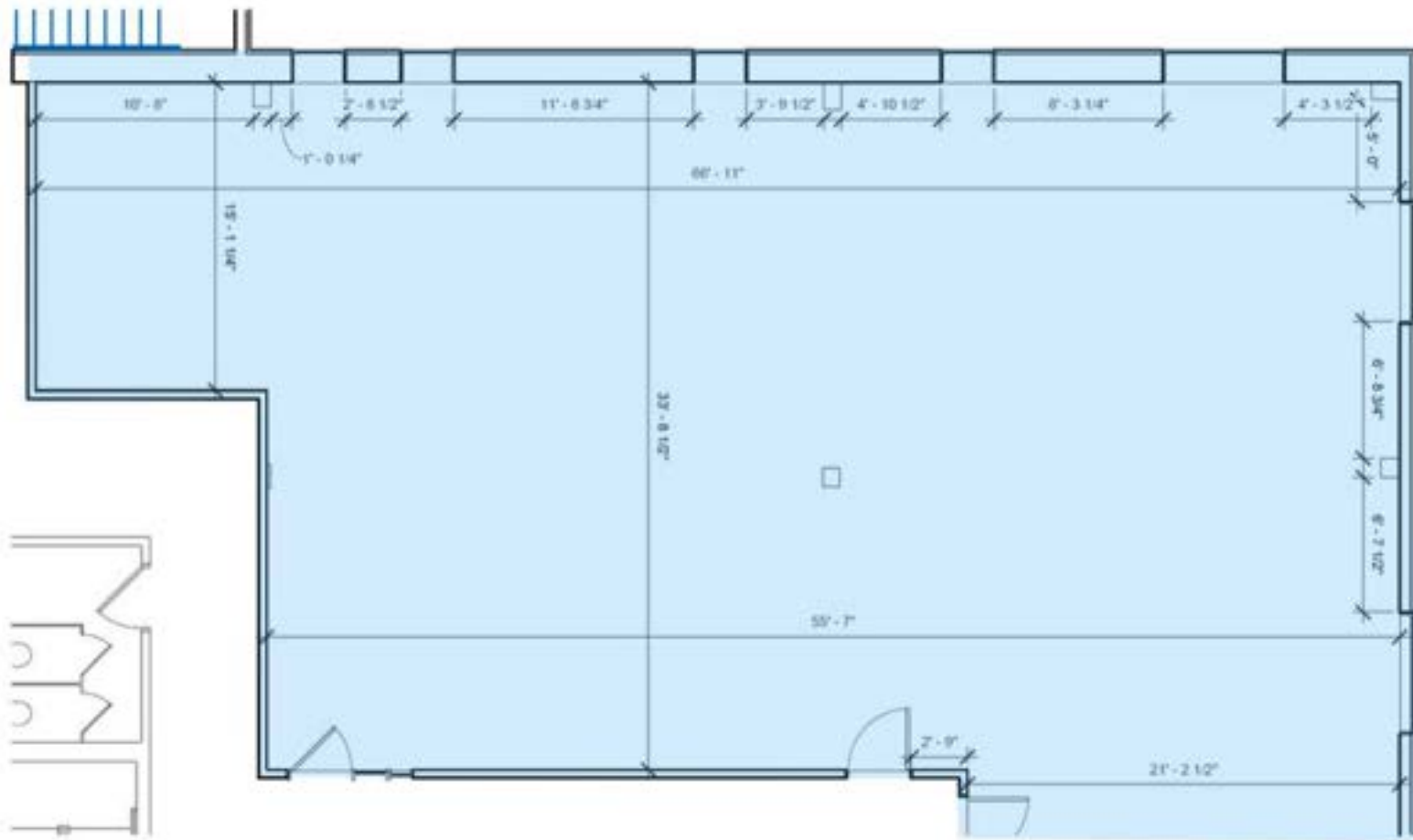
1 Mile	2 Miles	3 Miles
10,706	53,638	106,823

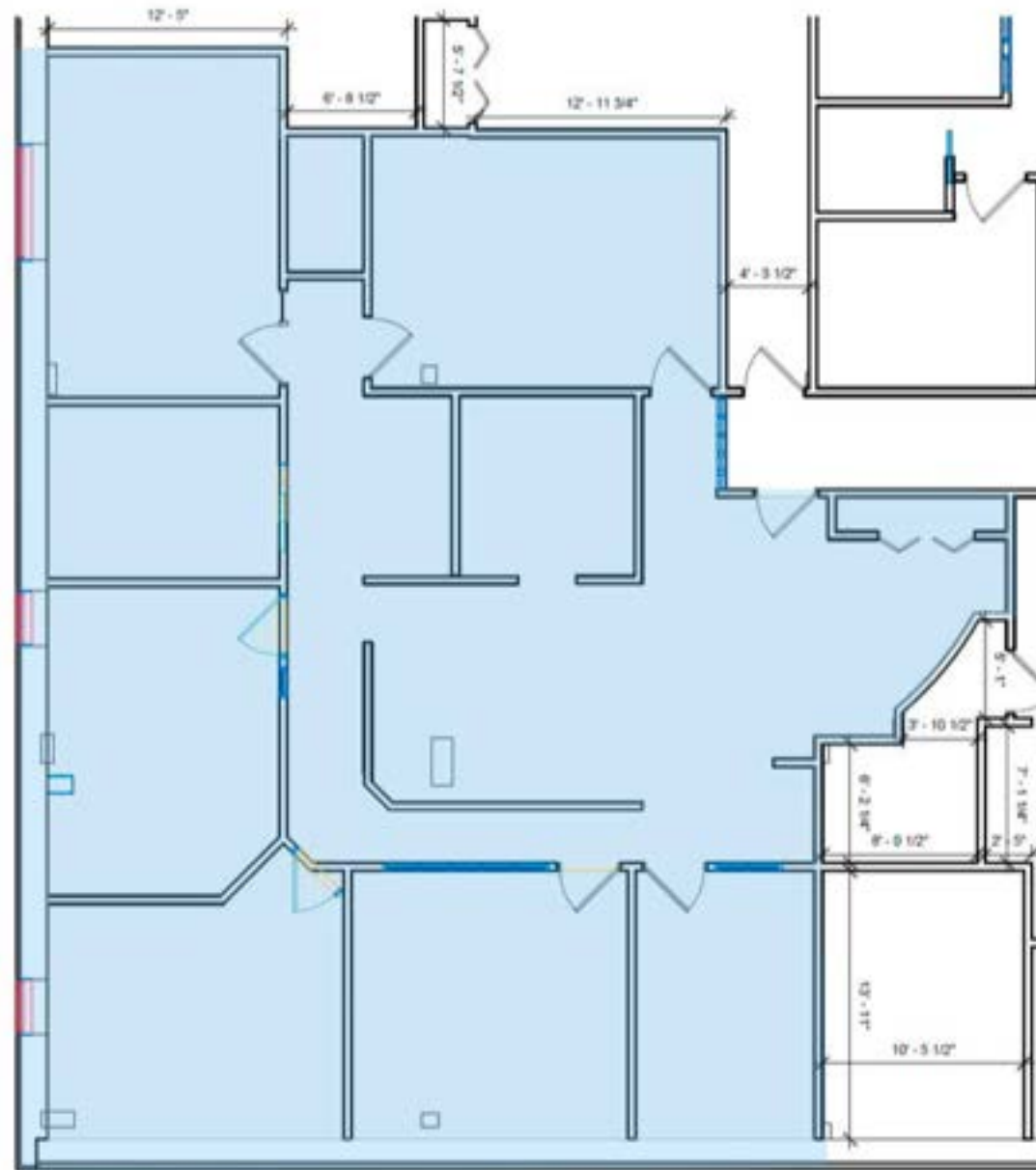




FIRST
FLOORSUITE 105
2,732 SF

① Level 1 - SUITE 105
3/16" = 1'-0"

THIRD
FLOORSUITE 302
2,780 SF

THIRD
FLOORSUITE 306
2,484 SF





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