

**FOR
LEASE**

930 ALBANY SHAKER ROAD

LATHAM, NEW YORK 12210

CLASS A PROFESSIONAL OFFICE SPACE



+/-1,291 SF & +/-775 SF 1ST FLOOR OFFICE SUITES

Conveniently located just seconds from Albany International Airport

Less than five minutes to I-87 Exit 3

Move-in ready - Available immediately

Both suites can be combined to total 2,066 SF

Ample on-site surface parking with EV charging stations

Exterior monument signage available

Proactive and professional property management

Daily in-suite janitorial included

AVAILABLE FOR LEASE

Suite 104 (1,291 SF): \$1,900 per month Full Gross

Suite A (775 SF): \$1,000 per month Full Gross

FOR MORE
INFORMATION
PLEASE
CONTACT

RUDY R. LYNCH, CCIM

NYS Licensed Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com

KYLE BRADLEY, CPA

NYS Licensed Real Estate Salesperson
(845) 325-1568 mobile
kbradley@CarrowRealEstate.com

Building owned and managed by



Adding Value Through Professional Real Estate Services

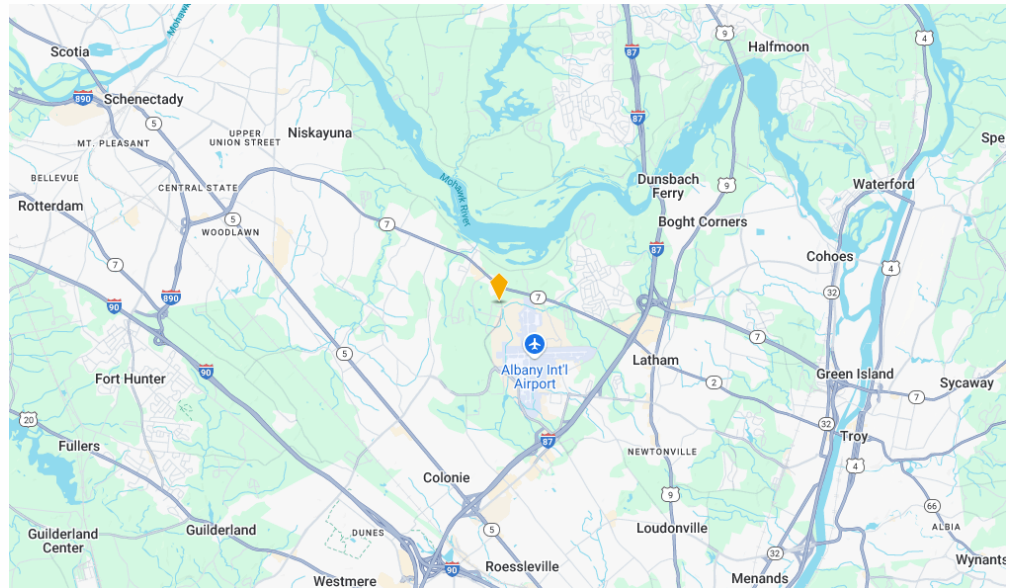
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readers are advised to investigate and verify same prior to entering into a transaction.

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LOCATION



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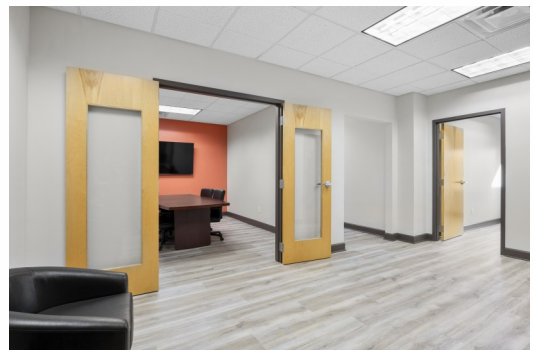
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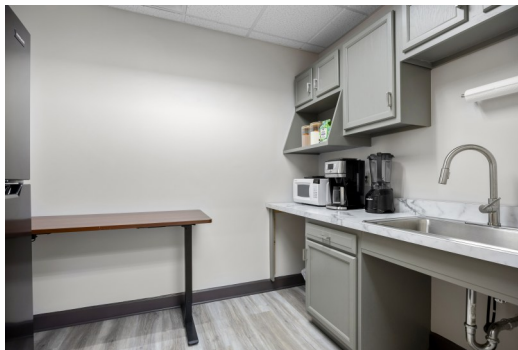
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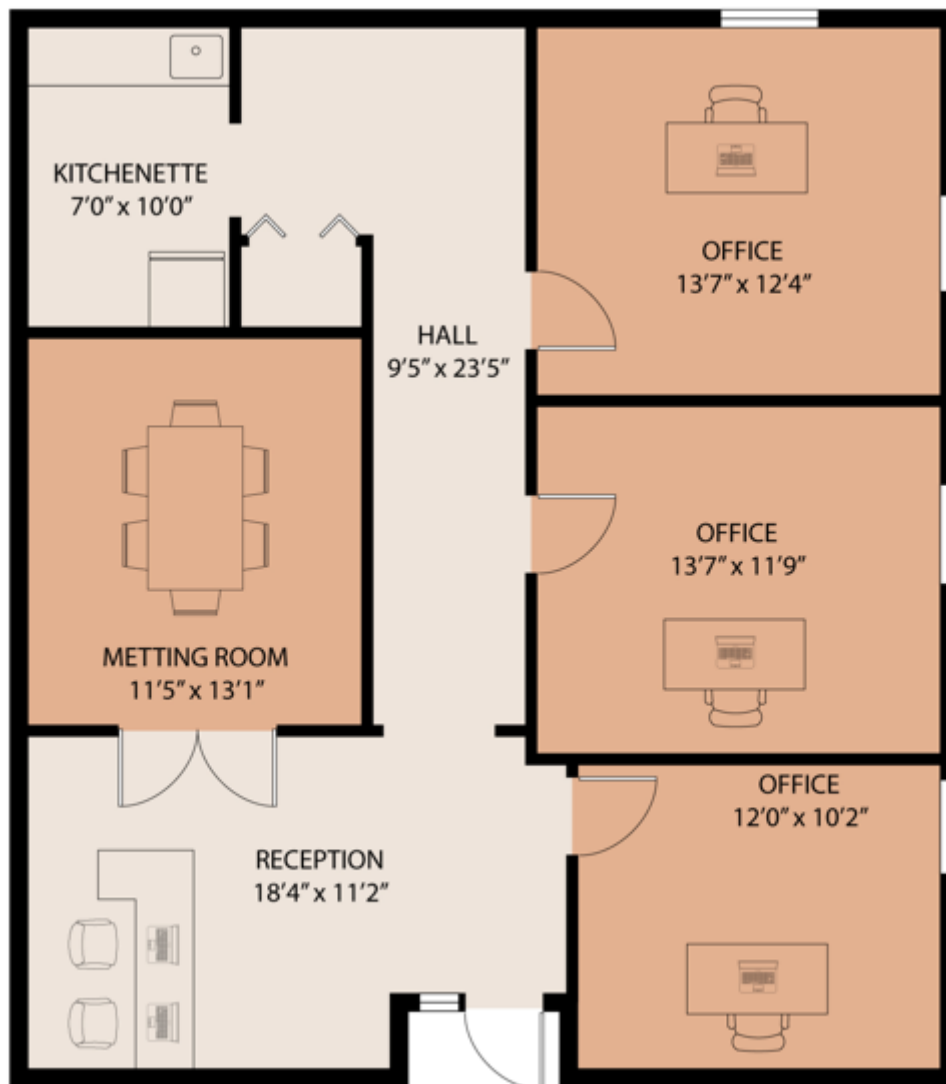
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SUITE 104
1,291 RSF



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DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2020 Population	10,943	102,845	547,061
2024 Population	11,620	105,024	546,057

Households

	2 miles	5 miles	10 miles
2020 Households	3,943	42,115	230,221
2024 Households	4,184	42,806	228,538

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$130,989	\$116,028	\$94,129
Median Household Income	\$109,033	\$94,004	\$73,733

Housing

	2 miles	5 miles	10 miles
Median Home Value	\$310,792	\$275,617	\$239,220
Median Year Built	1978	1974	1962

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