

FOR LEASE - Office Space Available

950 New Loudon Road, Latham, NY 12110



**\$18.50 / SqFt
Modified Gross**

Property Highlights

- Rent: \$18.50 / SF Modified Gross + Utilities, Janitorial and Pro Rata Share of Opex Increases After Base Year.
- Size: +/- 41,413 SF
- Availability: 17,220 SF
- Frontage: 440'
- Built: 1985 / Common area upgrades underway
- Parking: 165 Paved Spaces / 4:1 Parking Ratio
- HVAC: Gas-Fired RTU's / Central AC
- Elevators: 2 Passenger Elevators
- Sprinkler: Yes
- By Right Uses: offices, medical, retail, daycare, restaurant, and other retail uses.

Property Information

Property is under new ownership and common hallways/bathrooms have been upgraded. Very central location just off the Northway and close to both medical and professional office tenants in the surrounding neighborhood. Locally owned and managed by a very experienced landlord.

Suite 100: 3,664 SF

Suite 108: 7,378 SF

Suite 300: 4,026 SF

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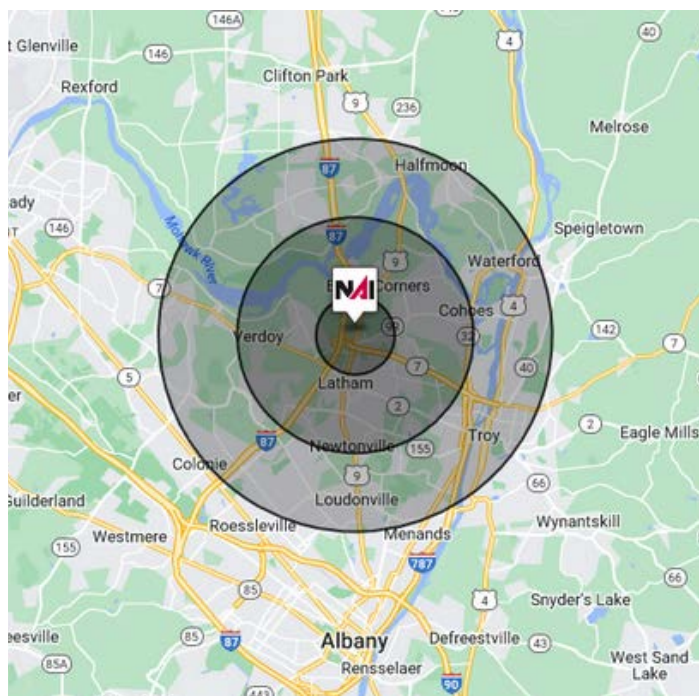


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Demographics Of Surrounding Area



	1 Miles	3 Miles	5 Miles
Total households	1,557	19,904	61,617
Total population	3,973	47,166	143,527
Population white	63.1%	72.9%	70.8%
Population black	8.7%	7.0%	10.6%
Population hispanic	4.7%	5.2%	6.7%
Population asian	19.7%	11.0%	7.9%
Population pacific islander	0.0%	0.0%	0.0%
Population american indian	0.3%	0.3%	0.3%
Population other	1.7%	1.7%	2.4%
Persons per household	2.6	2.4	2.3
Average household income	\$132,546	\$114,375	\$105,981
Average house value	\$398,277	\$357,270	\$336,571
Average age	41	43	42
Average age male	40	41	40
Average age female	42	44	43

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Floor Plans:



Building Highlight Pictures:

