

# FIRST COLUMBIA

PROPERTY SERVICES



**NOW LEASING**

**PRIME MEDICAL / OFFICE SPACE**



## PRIME LOCATION FOR HEALTHCARE + OFFICE USERS

Slingerlands Medical Arts Building at 1240 New Scotland Road is a class A facility located ideally within the Capital Region. Located just off Route 85, the building has excellent proximity to the City of Albany and major highway system of I-90 and I-87 offer easy access from anywhere in the region. In addition, businesses located within the Medical Arts Center benefit from the surrounding residential communities of Albany, Delmar, Guilderland, and New Scotland.

1240 New Scotland Road can offer tenants a vast array of services all within a short distance with an easy commute from all points of the Capital District. Organizations can benefit from being within close proximity to large residential areas of Albany, Delmar, Guilderland, and the growing population of New Scotland. Tenant employees and clients have the opportunity to commute via CDTA, with a bus stop at 1220 New Scotland. The Albany County Helderberg-Hudson Rail Trail is just 1.5mi from the building. The rail trail has gained popularity as another means to commute.







**AVAILABLE**  
44,659+/-SF

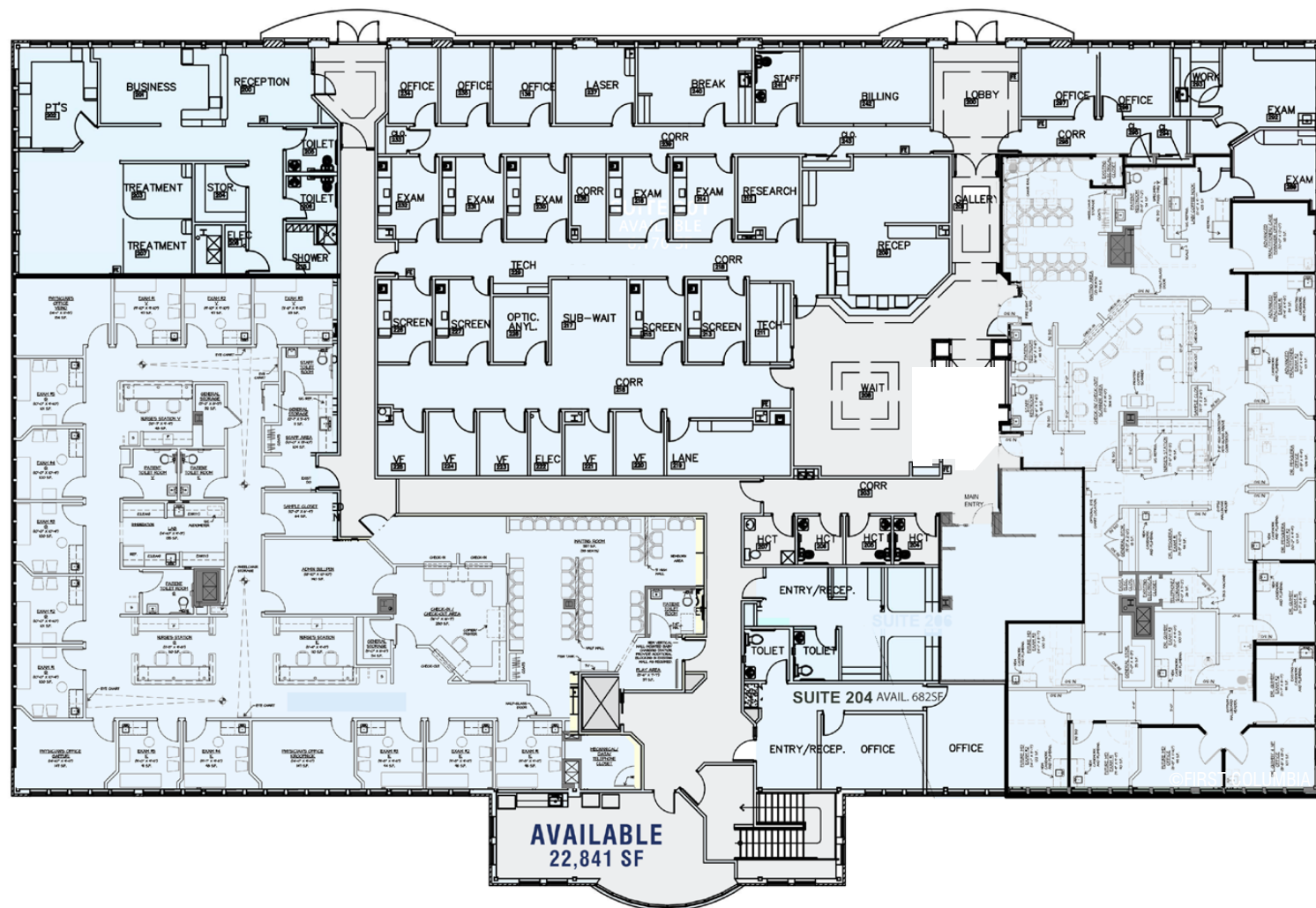


**FLOOR 1**  
21,818+/-SF AVAILABLE



# FLOOR 2

22,841 +/-SF AVAILABLE











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**CECELIA BETTE**

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