

**FOR  
LEASE**

# DELAWARE AVENUE HEALTH PARK

250 DELAWARE AVENUE

DELMAR, NY 12054



Class A Medical Office Building

48,000 sf total building

up to +/- 12,000 sf available

+/-204 parking spaces  
surface lot (4.25:1)

2 stories

constructed in 2012

(1) elevator |passenger|

ADA handicap accessible

other tenants include:

Community Care Physicians  
Northeast Orthopedics  
Albany Medical Center

CIREB MLS # 201101262

[ great opportunity for a medical practice ]

[ located in the heart of highly affluent Delmar, NY ]

[ located directly adjacent to one of the highest  
grossing CVS pharmacy's in the Capital Region ]

[ great referral source; current tenants include family  
medicine, physical therapy, imaging, dental,  
pediatrics, and orthopedics ]

FOR MORE  
INFORMATION  
PLEASE CONTACT

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**[ FOR LEASE ]**  
**\$26.00/sf plus utilities**



real estate services, llc

[adding value through professional real estate services|