

OFFERED **FOR LEASE**

36 Cady Hill Boulevard | Saratoga Springs, NY 12866

**BERKSHIRE
HATHAWAY**
HOMESERVICES
BLAKE, REALTORS®

 **COMMERCIAL DIVISION™**

OFFICE SUITES



PARCEL ID
178-1-60

BUILDING SIZE
18,240 SF

AVAILABLE SF
5,077 SF

PARKING
+/- 40 spaces

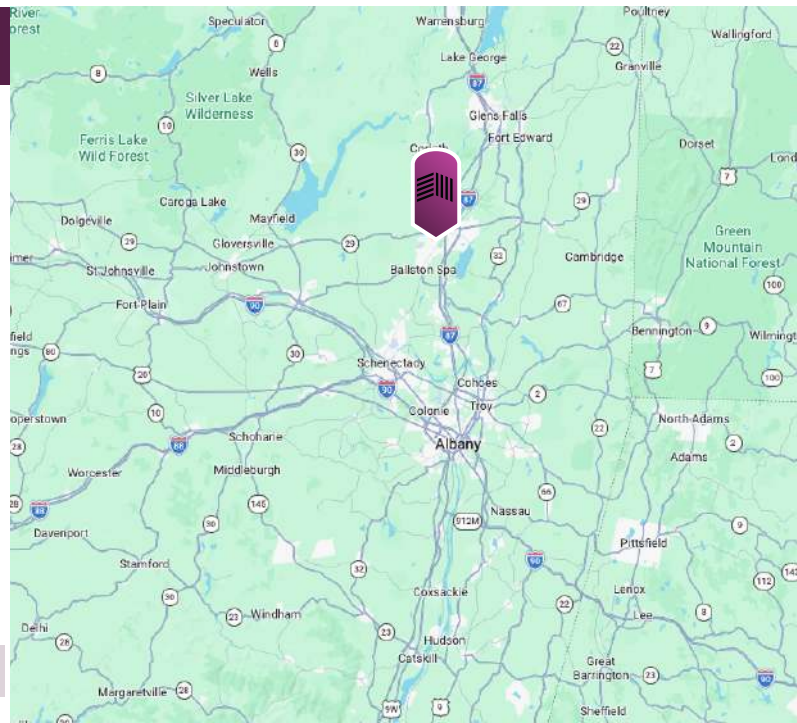
HIGHLIGHTS

Professional office suites available in the desirable Cady Hill Office Park in Saratoga Springs. The property offers flexible layouts with private offices and shared amenities, ideal for medical, counseling, legal, or general office users. Conveniently located just off Exit 15 of I-87, providing easy access to downtown Saratoga and surrounding areas. Ample on-site parking and a quiet, well-maintained setting create a comfortable work environment.

Multiple suite sizes available with immediate occupancy options to accommodate a range of business needs.

- **Sub Type:** Mixed Use
- **Water/Sewer:** Public
- **Heating:** Electric; Nat. Gas
- **Year Built:** 2003

2025 DEMOS	3-MILE	5-MILE	10-MILE
TOTAL POPULATION	30,237	54,239	112,614
HOUSEHOLDS	14,238	24,428	48,790
DAYTIME POPULATION	26,330	38,610	54,918
AVERAGE HH INCOME	\$116,291	\$118,290	\$122,952
TOTAL BUSINESSES	2,617	4,037	5,750



Karen Zalewski-Wildzunas
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OFFERING PRICE

\$13/SF

3 WINNERS CIRCLE, SUITE 305, ALBANY, NY 12205 | OFFICE: 518.464.0870 | WWW.BHHSBLAKE.COM

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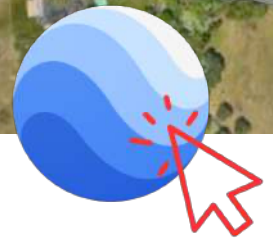
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*If viewing digitally, click the Google Earth icon to further explore the area.



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