

# 1220

NEW SCOTLAND ROAD



**NOW LEASING**

**PRIME MEDICAL + OFFICE AVAILABILITIES**

**FIRST**  
**COLUMBIA**  
PROPERTY SERVICES

©FIRST COLUMBIA





## PRIME LOCATION FOR HEALTHCARE...

Slingerlands Medical Arts Building at 1220 New Scotland Road is a class A facility with ideal proximity to St. Peter's Hospital and Albany Medical Center. The Building's prime location just off Route 85 in Slingerlands makes it easily accessible from anywhere in the Capital District. In addition, Practices benefit from the surrounding residential communities of Albany, Delmar, Guilderland, and New Scotland. Practices in the Park include: Ear, Nose & Throat, Neurosurgery, Pain Management, Physical Therapy, Retina Specialist, Ophthalmology including Pediatric specialty, Women's Health, Psychiatry, Pediatrics Group, Sleep Center, and Blood Draw.

Located along the Normans Kill Creek, this suburban medical office building offers tenants easy access to area highways, downtown Albany, and major hospitals including Albany Medical Center and St. Peter's Hospital.

1220 New Scotland Road can offer tenants and patients 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.





## LEASING OPPORTUNITIES

**CECELIA BETTE**

(o) 518.213.1005

(e) [ceceliabette@firstcolumbia.com](mailto:ceceliabette@firstcolumbia.com)

[www.FIRSTCOLUMBIA.com](http://www.FIRSTCOLUMBIA.com)

**1220 New Scotland Rd** is a pristine professional outpatient medical/office facility. The property offers tenants; plentiful parking for their employees, patients and clients, a well-maintained building, and an ideal site for their organization allowing it to be easy to commute from all points of the Capital District.

### AVAILABILITY:

**Suite 101:** 5,786 SF

**Suite 102:** 1,712 SF

**Suite 103:** 7,474 SF

**Suite 204:** 2,681 SF

**Suite 301:** 11,965 SF

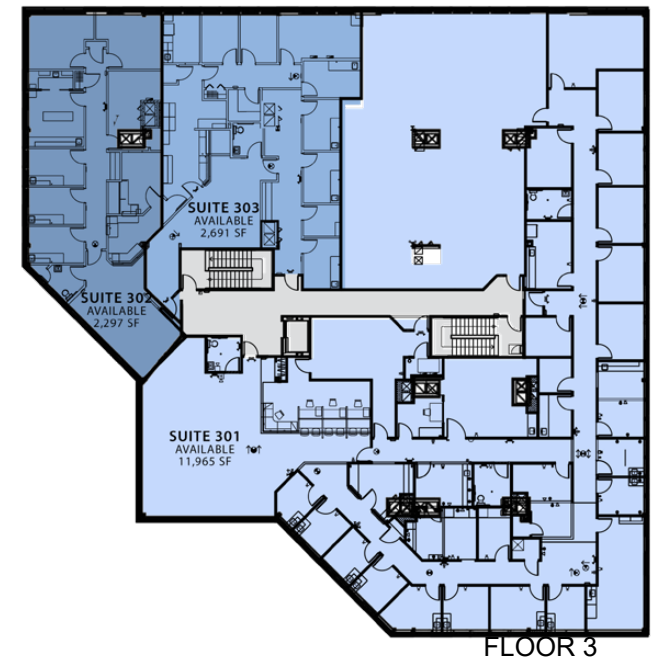
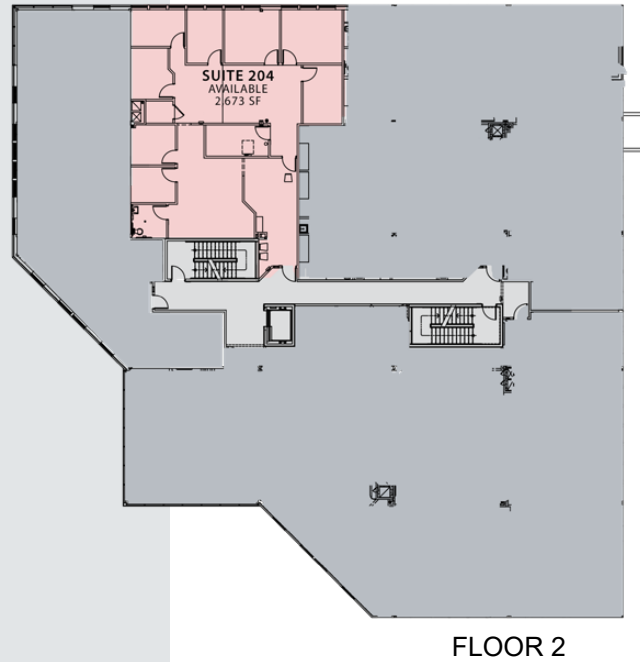
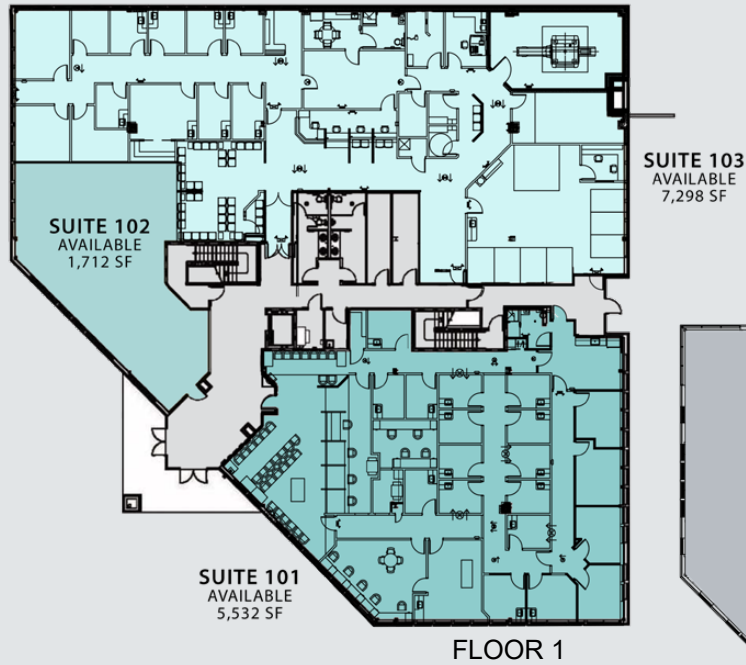
**Suite 302:** 2,297 SF

## CONTACT

1220 NEW SCOTLAND ROAD . SLINGERLANDS . NEW YORK

# AVAILABILITY

## FLOOR PLANS





# MULTIPLE LEASING OPPORTUNITIES

**CECELIA BETTE**

(o) 518.213.1005 | (e) [ceceliabette@firstcolumbia.com](mailto:ceceliabette@firstcolumbia.com)

[www.FIRSTCOLUMBIA.com](http://www.FIRSTCOLUMBIA.com)

