

**FOR
LEASE**

MEDICAL ARTS BUILDING

700 MCCLELLAN STREET
SCHENECTADY, NY 12304

MEDICAL OFFICE SPACE AVAILABLE



SPACES AVAILABLE RANGING FROM +/- 500SF TO +/- 3100 SF

- Conveniently located near Ellis Hospital
- Situated in the McClellan Street Health Care Center Campus
- Within minutes of State Street, Union Street and I-890
- Surrounded by hotels, restaurants, banks, and retail
- Business name available on monument sign
- Plenty of on-site parking spaces
- High visibility and traffic count
- Will subdivide and build to suit

FOR MORE
INFORMATION
PLEASE
CONTACT

THOMAS A. MILLER
NYS Licensed Associate Real Estate Broker
(518) 495-1000 mobile
Tommy@CarrowRealEstate.com

AVAILABLE FOR LEASE

\$20.00 per SF Plus Utilities



Adding Value Through Professional Real Estate Services

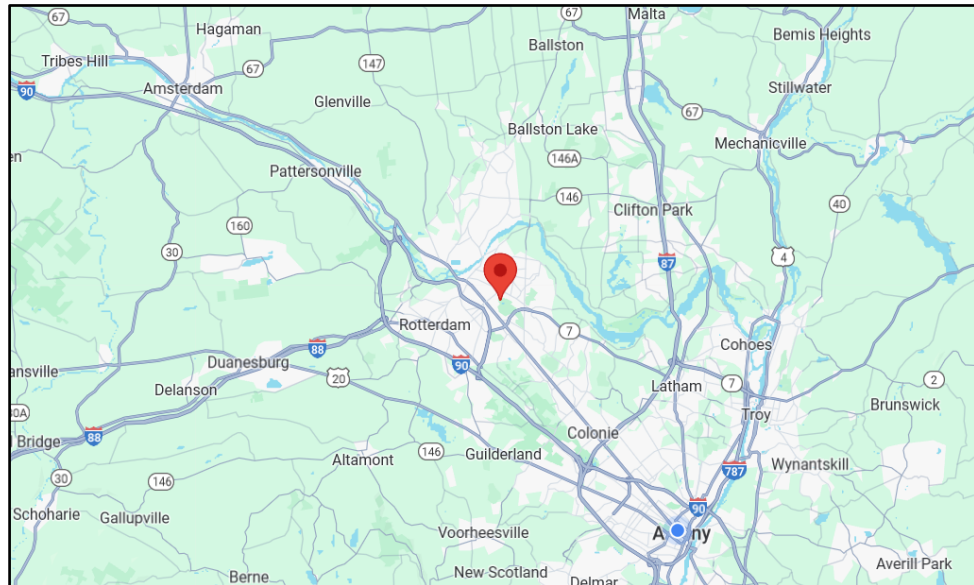
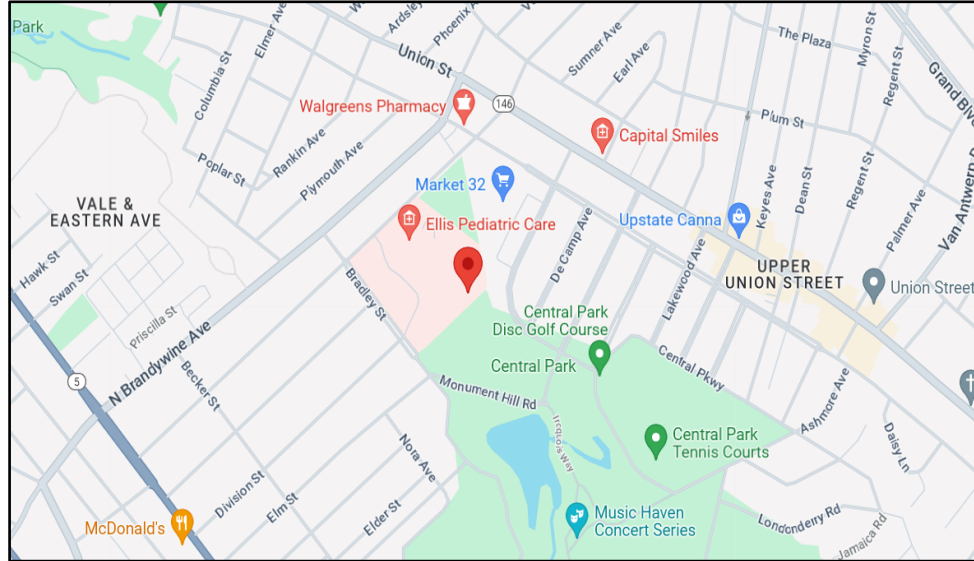
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LOCATION



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DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	67,073	150,331	316,002
2023 Population	68,291	154,795	325,446
2028 Population Projection	69,314	157,500	331,413

Households

	2 mile	5 mile	10 mile
2010 Households	26,851	61,193	126,513
2023 Households	27,423	63,118	130,737
2028 Household Projection	27,874	64,288	133,320

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$76,832	\$90,494	\$103,183
Median Household Income	\$56,479	\$69,019	\$83,912

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$151,272	\$187,727	\$241,145
Median Year Built	1947	1952	1966

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PHOTOS



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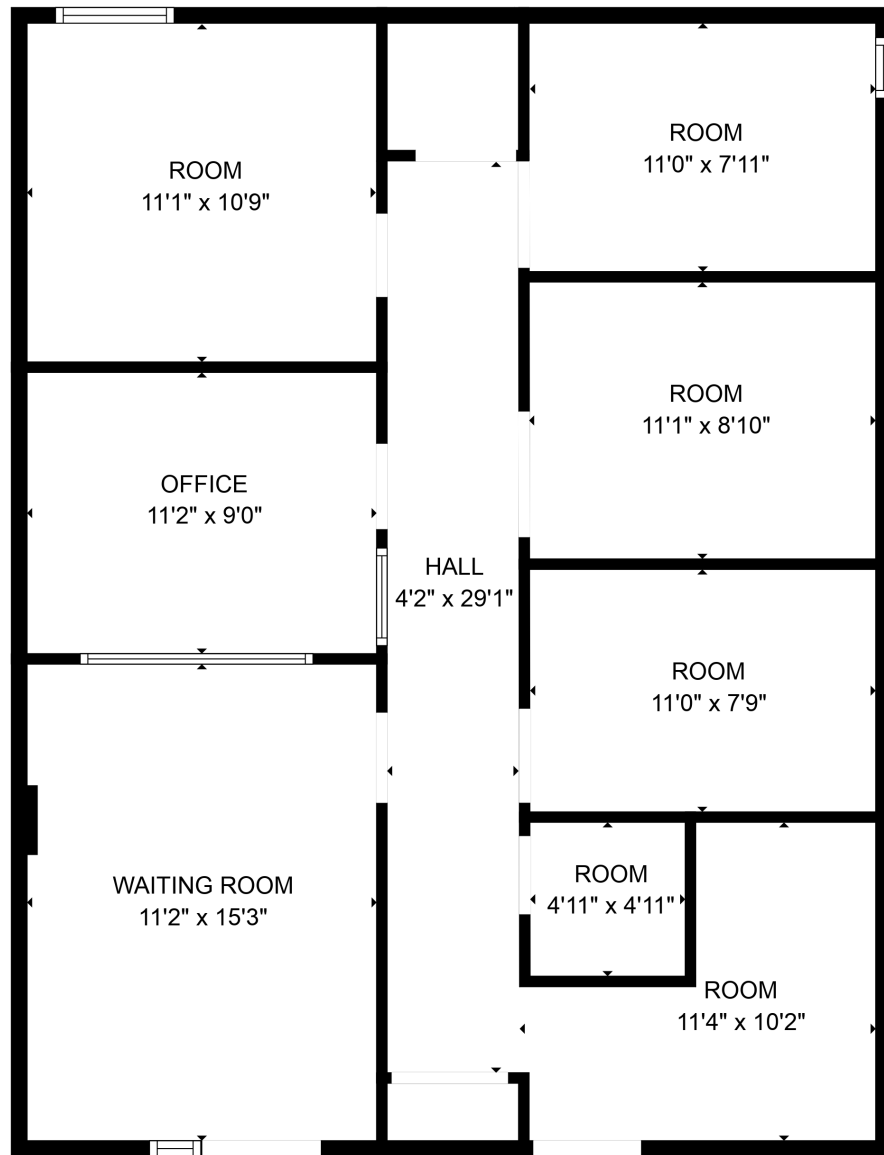
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SUITE 102

966 SF



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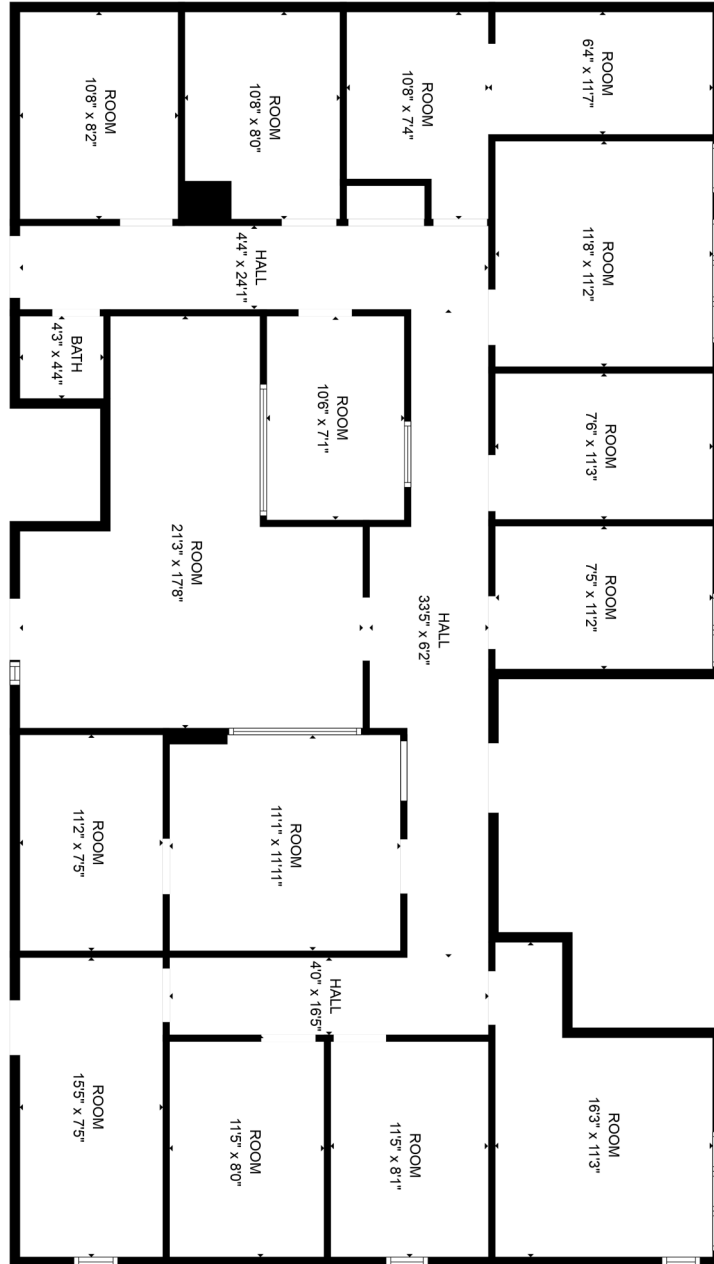
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SUITE 203
2,059 SF



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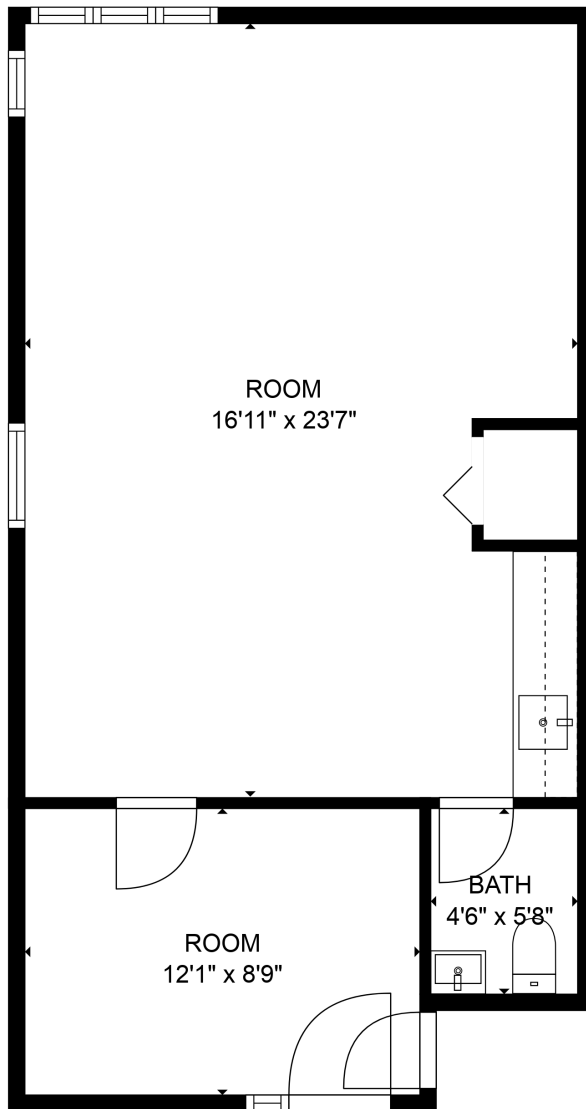
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SUITE 204

538 SF



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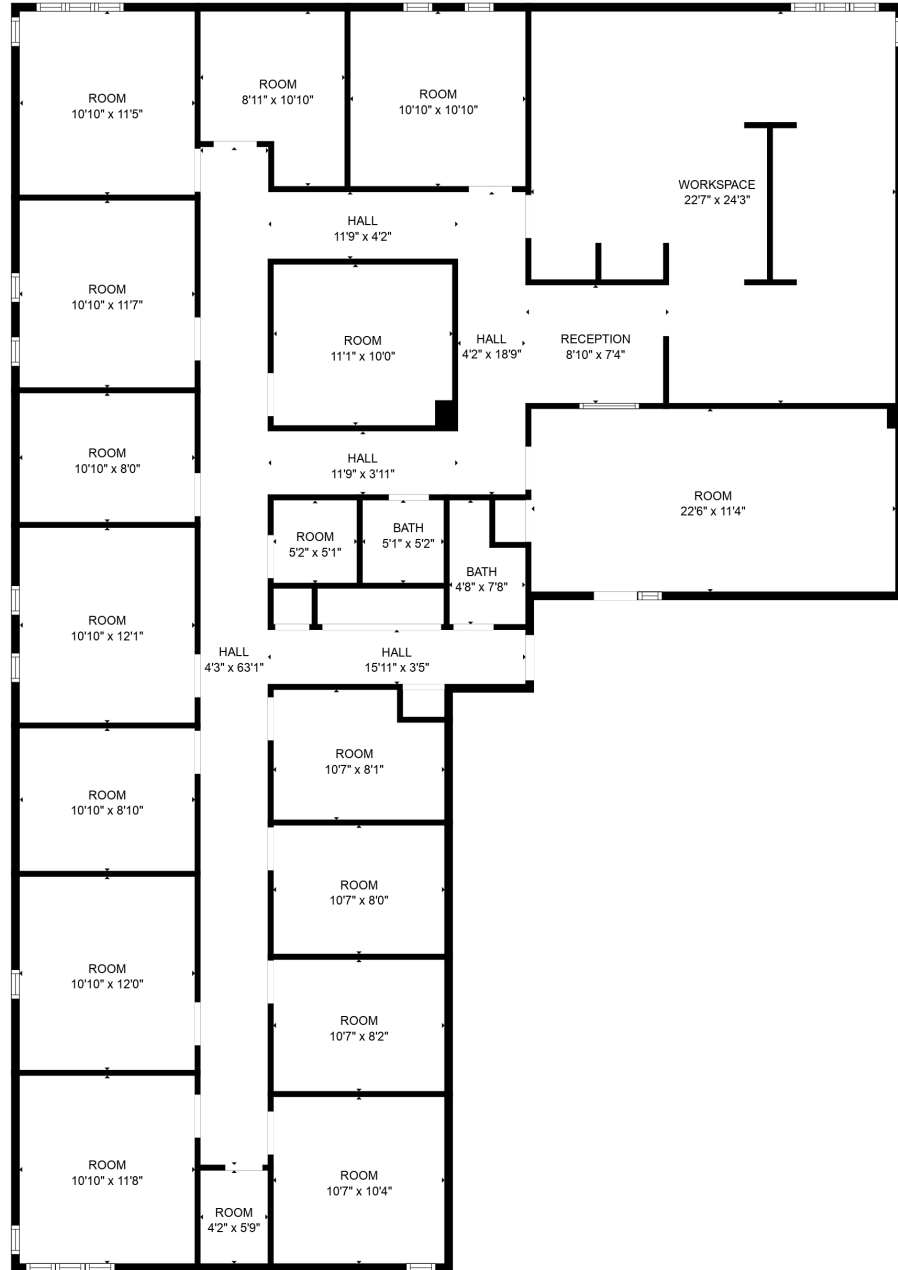
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SUITE 206
3074 SF



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SPACE
AVAILABILITY



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