

OFFICE SPACE FOR LEASE



3 LEAR JET LANE

LATHAM, NY 12110

THE LOCATION

Premier office space for lease. Varied spaces available in newly updated building that is conveniently located near major highways and Albany International Airport.

SPECIAL FEATURES

Turnkey spaces available with recent updates to building including lobby improvements, directory signage, completely refurbished restrooms, exterior landscaping and ground lighting. Ample surface level parking on site.

RICHARD G. ROSETTI

SCHEDULE AN APPOINTMENT: 518-857-8709

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THE DETAILS



300 + PARKING SPACES
ON SITE



.02 MILES FROM EXIT 6
OF I-87 NORTHWAY



.05 MILES EAST OF
ALBANY
INTERNATIONAL AIRPORT





3 LEAR JET LANE

Premier office spaces located in the heart of the Capital District.

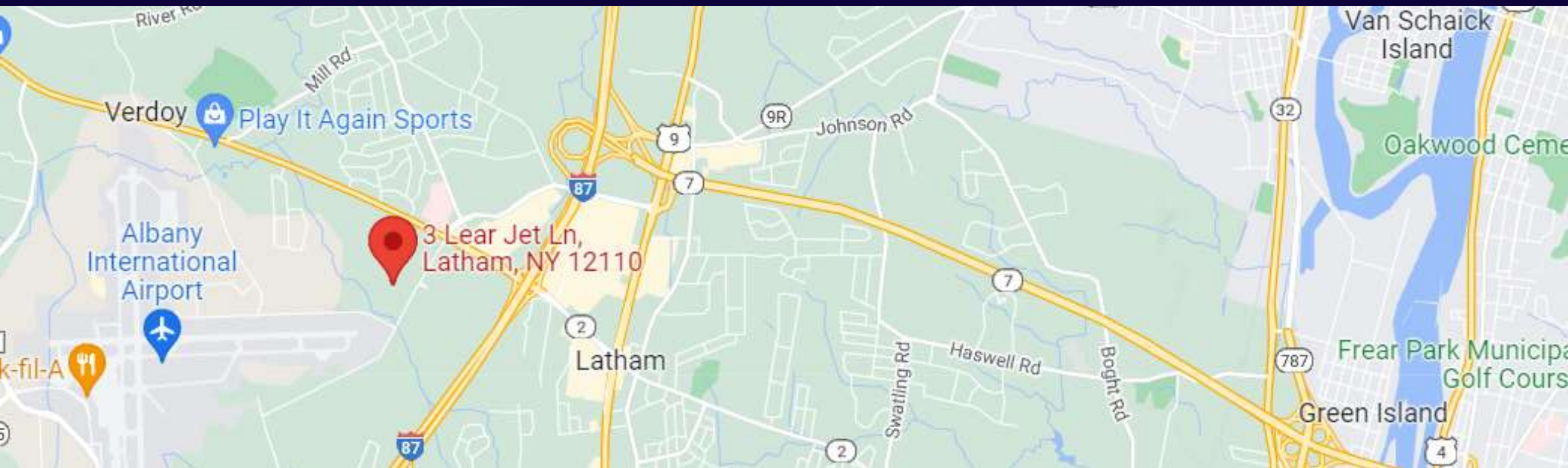
This 61,000 SQFT building was recently updated with an updated lobby, fully refurbished restrooms and exterior updates.

Varied office space available for lease now.

For inquiries and viewings: (518) 857 8709 | rich@rgrosetti.com | www.rosettidevco.com



LOCATION SUMMARY



LOCAL DEMOGRAPHIC:

| | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|-------------------------------|---------------|---------------|---------------|
| Population | 4,610 | 38,277 | 128,031 |
| 2015 Average Household Income | \$105,742 | \$96,813 | \$83,966 |
| 2015 Average Age | 50 | 51 | 49 |
| Owner/Renter Occupied Housing | 96.41% | 96.24% | 93.78% |

| Employment Report | 1 Mile Radius |
|-----------------------|---------------|
| Total Businesses | 381 |
| Number of Employees | 5,124 |
| Average #Emp/Business | 13 |
| Unemployment Rate | 3.7% |
| Employment Rate | 96.3% |

| Traffic Count Report | Within 1 Mile Radius |
|----------------------|----------------------|
| Average Daily Volume | 187,000 Cars |



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